



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
THURSDAY, OCTOBER 15, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Historic District Council Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. APPROVAL OF MEETING MINUTES

- 2.1 Approval of Minutes for the July 16, 2020 Regular Meeting.
- 2.2 Approval of Minutes for the September 17, 2020 Regular Meeting.

3. OLD BUSINESS

- 3.1 **HDC 2020-0021 - JOHN DODD, ARCHITECT, AGENT FOR C. TODD KEMP, 511 ASH STREET**
Certificate of Approval (COA) to construct a two-story single-family dwelling. (*Quasi-Judicial*)
- 3.2 **HDCV 2020-0006 - MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL O'DONNELL, 214 S. 7TH STREET**
Variance from LDC Section 5.01.04(A)(1) for the construction of a covered front porch addition on the front of the ADU; and LDC section 5.01.10(A) to allow for the construction of an eight foot privacy fence in the rear yard (*Quasi-Judicial*)
- 3.3 **HDC 2020-0019 - MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL O'DONNELL, 214 S. 7TH STREET**
Certificate of Approval (COA) for the renovation of the two-story ADU including the front porch addition and new foundation. (*Quasi-Judicial*)
- 3.4 **HDC 2020-0032 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, LOTS 3 + 4 BLOCK 18 LADIES STREET**
Certificate of Approval (COA) for Final review to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias. (*Quasi-Judicial*)
- 3.5 **HDC 2020-0033 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, LOT 6 BLOCK 18 LADIES STREET**
Certificate of Approval (COA) for Final review to construct 1-story primary structure and pool on a parcel containing one full peonia. (*Quasi-Judicial*)

4. NEW BUSINESS

- 4.1 **HDC 2020-0030 - WAYNE CHISM, CHISM DEVELOPMENT CO., AGENT FOR CHRISTINE STEWART, LOTS 3 + 4 BLOCK 11 NEW STREET**
Conceptual Certificate of Approval (COA) to construct a 2-story primary residence. (*Quasi-Judicial*)
- 4.2 **HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. (*Quasi-Judicial*)
- 4.3 **HDC 2020-0042 - STEVE HEAD, HEAD CONSTRUCTION OF NE FL INC., AGENT FOR PATRICIA TAYLOR, 206 ESTRADA STREET**
Certificate of Approval (COA) to construct a new 1.5-story primary structure with a one car detached garage. (*Quasi-Judicial*)

5. STAFF CERTIFICATE OF APPROVAL

- 5.1 Staff Certificate of Approval for September 2020.

6. BOARD BUSINESS

7. STAFF REPORT

- 7.1 Waterfront Plan- Community Hub (public comment portal)

The Community Hub is active for public comment regarding the conceptual plans for the waterfront. The Hub can be accessed through this link: <https://fernandina.mlhhub.com/>. The Hub will be accessible through Oct 18.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR NOVEMBER 19, 2020.

This will be conducted as a virtual meeting with restricted physical access. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on October 15, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/95754077245?pwd=L284aUp5cjVaV1VoRzRzQnpHTIRHQT09>

Passcode: **HDC-OCT**

Or iPhone one-tap :

US: +16465588656,,95754077245#,,,,,0#,,5505115# or +13017158592,,95754077245#,,,,,0#,,5505115#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782
or +1 346 248 7799
Webinar ID: 957 5407 7245
Passcode: 5505115
International numbers available: <https://zoom.us/j/95754077245>

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
THURSDAY, JULY 16, 2020**

The Regular Historic District Council Regular Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER 5:00 p.m.

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Harrison	(Virtual)	Benjamin Morrison	(Virtual)
Angela Conway	(Virtual)	Tammi Kosack (Alt 1)	(Virtual)
Jim Pozzetta	(Physical)	Michael Spino (Chair)	(Physical)

MEMBERS ABSENT:

Kates Robinson (Alt 2)

OTHERS PRESENT:

Harrison Poole, Attorney Pro-Tem
Jacob Platt, City Planner
Kelly N. Gibson, Planning & Conservation Director
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino addressed the seating of Member Kosack for items 4.2 HDC 2020-0016 with Mr. Morrison having recused himself and for item 5.1 HDC 2020-0006.

Mr. Harrison Poole who is filling in for Ms. Tammi Bach, City Attorney, explained the quasi-judicial procedures.

Ms. McCann administered the oath to the parties who wished to speak in person or virtually.

Chair Spino gave comments on the request from City Manager Dale Martin's communication to expand on Board member's conduct during broadcasted meetings.

3. APPROVAL OF MEETING MINUTES

No Minutes were presented to be approved.

4. OLD BUSINESS

**4.1 HDCV 2020-0002: JOSE MIRANDA, AGENT FOR ST. MICHAEL
CATHOLIC CHURCH/DIOCESE OF ST. AUGUSTINE, 228 N. 4TH**

STREET

Variance requested from LDC 5.01.10(A) to increase front yard fence height from 4 feet to 6 feet. *(Quasi-Judicial)*

**** THIS ITEM WAS CONTINUED TO A DATE CERTAIN TO THE AUGUST 20, 2020 REGULAR MEETING ****

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozetta, to continue HDC case number 2020-0002 to a date certain of August 20, 2020.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried

4.2 HDCA 2020-0016: GEORGE MOELLER, 416 N. 3RD STREET

Amending COA 2018-26 - Changing rear gable siding, modifying a window opening, and replacing foundation infill design. *(Quasi-Judicial)*

Member Morrison recused himself from this case.

Mr. Platt presented the case and the changes for window opening, gables siding material and in fill material and asked the board for comments on the length of time the structure can stay unpainted. With the proposed changes, Staff recommended approval.

Member Kosack asked about the change to the in-fill material change and asked about the timeframe of the painting and choice of paint color. Member Pozzetta inquired about the reason for the delay in painting.

The agent or applicants for this case were not present.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board Discussion was opened. Board members agreed to a six (6) month delay in completing the painting of the structure.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozetta, to approve the amendment to HDC case number 2020-0016 with conditions that the painting with the approved colors be completed within 6 months; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2020-0016, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. NEW BUSINESS

5.1 HDC 2020-0006: JAMES POZZETTA, ARCHITECT, AGENT FOR PAMELA REA & PAUL GRIFFIN, 602 DATE STREET

Certificate of Approval (COA) to expand detached garage and construct a second story. *(Quasi-Judicial)*

Member Pozzetta recused himself from this case.

Mr. Platt presented the case and explained the non-conformity with the garage. Staff recommended approval.

Chair Spino asked about the non-conformity of the garage.

James Pozzetta, agent for the applicant, noted he is familiar with the structure and the non-conformity of the garage. He added that this project will help this portion of the residence relate better with the remaining of the house.

Public Hearing was opened.

Bryan Olyphant, 509 Cedar Street, spoke about the roof line and the garage doors, and the quality of materials utilized.

Public Hearing closed.

Board Discussion was opened. Member agreed that this is a well-done project.

ACTION TAKEN: A motion was made by Morrison, seconded by Member Kosack, to approve HDC case number 2020-0006 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0006, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5.2 2020-0011: ROBERT & LISA SALA, 1130 WHITE STREET

Certificate of Approval (COA) to construct an in-ground pool in back yard. (*Quasi-Judicial*)

Ms. Gibson presented the case. She mentioned that the board is asked to review mostly lot coverage, mechanical equipment screening, and design setbacks. She mentioned that the applicant would have an archaeologist present during excavation. Staff recommended approval.

Member Kosack asked about setbacks and impervious surface. Ms. Gibson answered that there are no issues with either and that requirements have been met.

Mr. Robert Sala, 1130 White Street, owner, had no comments to add.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board discussion was opened. Members asked about multi-colored LED light and its reflectivity.

Mr. Sala said lighting came with the pool package. Mrs. Lisa Sala assured that this should not be an issue.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, to approve HDC case number HDCV 2020-0011 without condition; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0011, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old town Preservation and Development Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5.3 HDC 2020-0012: JOSE MIRANDA, ARCHITECT, AGENT FOR ADAM KAUFMAN & LINDA TORRE, 116 S. 10TH STREET

Certificate of Approval (COA) to construct addition to kitchen and sunroom, demo existing garage and breezeway, and construct new detached driveway. (*Quasi-Judicial*)

Mr. Platt presented the case. He mentioned that the main structure is a contributing structure but that the garage to be demolished is non-contributing. Mr. Platt also noted that Mr. Miranda, agent for the applicant, handed some updated drawings that morning which he would explain. Staff recommended approval.

Member Kosack asked for the age of the garage. Staff mentioned that it could be of the 1940's or 1950's. Member Harrison asked if the demolition is part of the application for the addition.

Jose Miranda, Miranda Architects, 309 ½ Centre Street, Suite 206, expanded on the project and the siding materials and window.

Member Morrison asked about the siding to be replace being Hardie and asked is the remaining exterior would remain aluminum siding. Mr. Miranda concurred.

Member Harrison asked about consistency in the usage and location of the eave's material. He also asked about the aluminum siding possibly being installed over some cypress siding. Mr. Miranda assumed that this could be the case and would find out when they start the project.

Chair Spino voiced concerns that once the aluminum siding is removed there could be discovery and would like to address this in this upcoming motion.

Public Hearing was opened.

Bryan Olyphant, 509 Cedar Street, addressed a concern about discovery.

Public Hearing was closed.

Member Kosack, asked about the new demolition ordinance passed recently. Chair Spino mentioned that this could depend on the age of the structure, but that it would not affect the approval of this case.

Member Morrison asked clarification on usage of Hardie product in the Historic District. Ms. Gibson clarified the demolition ordinance; it is the Boards purview to ignore or grant any demolition delay.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to approve HDC case number 2020-0012 with the following conditions that the new siding configuration be contingent upon the discovery of the existing main house siding type and that Staff be allowed to approve that change; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the HDC case 2020-0012, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5.4 HDCV 2020-0004: LANCE JONES, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET

Variance request from LDC 1.03.05(A) to separate combined lots of record. (*Quasi-Judicial*)

Mr. Platt presented the case. He explained that the applicant is requesting a variance from this section of the land development code to allow for a western portion of the property to be separated from the combined "lot of record," to allow for the construction of a single family dwelling. He also stated that this property contained a contributing structure and multiple unlaying lots of record to allow the construction of a single-family residence on the west part of the property. Staff found that all 6 criteria had been met and recommended approval.

Member Harrison asked for clarification regarding the demolition of a shed and the relief of the requirements of LDC 1.03.05. Mr. Platt explained that requirement according to the Land Development Code.

Member Conway noted that the property has been owned by this family for year and that they want to preserve it as best as they can.

Lance Jones, 115 S. 6th Street, agent for the applicant, mentioned that they provided an amended survey for the record. He mentioned they have considered retaining all 4 of the heritage trees.

Public Hearing was opened then closed with no speakers wishing to comment.

Board discussion was opened. Member agreed with the request.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway, to approve HDC case number HDCV 2020-0004 without condition; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0004, as presented, is substantially compliant with the Land Development Code and Comprehensive Plan to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5.5 HDC 2020-0004: MARK JOHNS, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET

Conceptual review for the construction of a new two-story single-family residence and detached structure. (*Quasi-Judicial*)

Mr. Platt presented the case. He explained that an Administrative Review - Minor Subdivision application would be processed to allow this project to take place. Staff requested that applicant confirms the list of materials and provide a tree analysis. Staff recommends conceptual approval.

Member Morrison asked if the trees are designated Heritage Trees. Staff answered that they are not and that the owners would have to apply for the designation.

Member discussed the site plan showing the existing structure compared to the proposed construction. Mr. Platt clarified that the new construction would front S. 5th Street.

Member Kosack spoke about the height of the structures and Chair Spino noted that the trees will provide natural blockage of the view of neighboring buildings.

Mr. Magnus, D.S. Ware, Builder, 2023 Old Town Avenue, St. Augustine, was recognized virtually.

Member Kosack asked about the involvement of a 3rd party arborist. Staff answered that they will be coordinating any work to be done about the impact on trees with the City Arborist and the 3rd party arborist.

Member Pozzetta voiced an issue about the elevation and the context within neighboring structures.

Public Hearing was opened.

Bryan Olyphant voiced his appreciation for the garage doors.

Public Hearing was closed.

Member Morrison suggested that they would like to see finished elevation, and commented on the

garage apartment gable roof, and double band board.

Member Pozzetta agreed with Member Morrison's comments regarding increasing the height of the foundation and the double band board at the second floor of the house.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, for the conceptual approval of HDC case number 2020-0004 with the following conditions: that an arborist be engaged to consult on conditions working around existing trees, that LDC tree protection guidelines be followed through this project, that final design take into consideration HDC comments regarding the foundation height, that the applicant provide context drawings showing the neighboring houses in relation to the proposed new structures both elevation and site plan, that they provide some indication of the tree canopy, and how these houses may impact the existing tree canopy and to revisit trim detailing tone on preliminary drawings and bring it into context with surrounding neighboring homes; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0004, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant conceptual at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried

5.6 HDCV 2020-0005: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, OWNER, 606 CEDAR STREET

Variance from LDC 5.01.03(K) for connection of accessory structure and 4.02.03(E) for standards for building heights and setbacks. (*Quasi-Judicial*)

Mr. Platt presented the case. The applicant is requesting a variance from two sections of the Land Development Code to allow for a covered, unenclosed breezeway connection from the main house, to a garage outbuilding that was previously approved with HDC 2019-33. The second part of the request is to allow for a kitchen addition on the rear of the principal structure, reducing the twenty-foot setback requirement to seven feet, ten inches. He summarized that the request met only 4 of the 6 criteria and as such recommended denial.

Member Kosack asked about the location of the garage when it was previously approved. Staff says the location of the garage had not changed.

Jose Miranda, Miranda Architects, 309 ½ Centre Street, Suite 206, agent for the applicant, explained the challenges of this project.

Chair Spino asked if the breezeway and garage would be done at the same time. Mr. Miranda answered in the negative.

Public Hearing was then opened.

Bryan Olyphant, 509 Cedar Street, commented on the changes to the garage doors.

Member Kosack, asked Staff if there are examples of this Special Condition. Mr. Platt said that there are examples of this although not common.

Member Morrison voiced that he was conflicted about people's comment regarding a variance being granted and the lack of effort invested in creative options instead of extending the non-conformity. Members discussed this concern.

Mr. Miranda spoke about the possibility of eliminating the breezeway.

ACTION TAKEN: A motion was made by Member Morrison to deny HDC case number HDCV 2020-0004 without condition. *(note from the Recording Secretary that the motion was stated as described above with the wrong case number)*

No members seconded; motion failed.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison , to approve HDC case number HDCV 2020-0005 with the condition that the breezeway element be omitted from the project, that with the removal of the breezeway the Special Privilege for the kitchen element is a minimal expansion within the existing architecture of the contributing structure which has no visible impact from the traditional front of the home and will tucked in behind the new garage; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDCV 2020-0005, as presented, is substantially compliant with the Land Development, the Secretary of the Interior's Standards, and the Old Town Preservation Development Guidelines to warrant approval at this time. *(note from the Recording Secretary, that this motion was stated as described above)*

Vote upon passage of the motion was taken by ayes and nays and being as follows:

Member Conway	Aye
Member Harrison	Aye
Member Morrison	Nay
MemberPozzetta	Aye
Chair Spino	Aye

Motion carried.

5.7 HDC 2020-0013: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, 606 CEDAR STREET

Certificate of Approval (COA) for an addition to kitchen and new covered breezeway connecting house to new garage/accessory dwelling unit. *(Quasi-Judicial)*

Mr. Platt presented the case noting that the covered breezeway connecting the house to the garage was eliminated from the project. Staff recommended approval.

Member Pozzetta asked if the doors and windows were from the approved list. Mr. Miranda answered that they are from the Andersen Series.

Member Morrison asked about the stairs coming down without the breezeway.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board discussion was opened.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC case number 2020-0013 with conditions that the breezeway be eliminated from the project; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0013, as presented, is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Kosak inquired about guidelines regarding additions being compatible in design but

distinguishable.

Member Harrison asked if additional features are needed to complete the project with the removal of the breezeway. Mr. Miranda answered in the negative.

6. STAFF CERTIFICATES OF APPROVAL

6.1 Staff Certificates of Approval for June 2020

Member Kosack inquired about the height of the fence at 323 N. 4th Street.

7. BOARD BUSINESS

Chair Spino asked about Postal Service packet to replace some post at the Downtown Post Office. Ms. Gibson asked Board Members for comments. Member Kosack spoke about the bulb in the lamp and LED CRI rating, expandable seal, timers that dim or turn off overnight. Member Kosak will write a letter with these comments to send to the Post Office.

Chair Spino now addressed and discussed the letter from Genece Minshew, Chair of the Planning Advisory Board (PAB), regarding television screening. Board Members discussed expenditures such as satellite dishes, television, antennas, etc. to come up with a consensus in LDC language.

Ms. Gibson commented that there are other pieces of the puzzle that can be looked into to address the Board's concern.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, present new language proposal for section D item 12 stating placement in screens for satellite dishes, HVAC, heating and air conditioning units and compressions, television, Television antenna, solar panels, trash collection facilities and to added language to LDC. Ms. Gibson ask about anything retroactive.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

8. STAFF REPORT

9. PUBLIC COMMENT

10. ADJOURNMENT 7:49 p.m.

Sylvie McCann, Recording Secretary

Michael Spino, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
THURSDAY, SEPTEMBER 17, 2020**

The Regular Historic District Council Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

**1. CALL TO ORDER at 5:01 p.m.
ROLL CALL DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Michael Spino (Chair)	(Physical)
James Pozzetta (Vice-Chair)	(Physical)
Michael Harrison	(Virtual)
Angela Conway	(Virtual)
Tammi Kosack	(Virtual)

MEMBERS ABSENT:

Benjamin Morrison

OTHERS PRESENT:

Sal Cumella, City Planner
Kelly Gibson, Planning Director
Jacob Platt, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino seated Member Kosack as a voting member.

ACTION TAKEN: A motion was made by Member Pozetta, seconded by Member Harrison to approve the seating of Member Kosack as a voting member. Approval was given unanimously by voice vote. Motion carried.

Member Harrison disclosed one ex parte communication regarding a conversation about design with Mr. Joel Miklas three (3) weeks ago. No other members had any ex parte communications.

City Attorney Tammi Bach explained the Quasi-Judicial hearing and the approval and denial process regarding variances.

Ms. McCann administered the oath for all parties that wished to speak at tonight's meeting.

3. APPROVAL OF MEETING MINUTES

No Minutes were presented for approval.

4. OLD BUSINESS

4.1 HDC 2019-37 - MARK AKINS, RICE ARCHITECTS, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, 515 CENTRE STREET
Certificate of Approval (COA) to renovate the south and east elevations and add a rooftop terrace with canopy. (*Quasi-Judicial*)

Mr. Cumella mentioned that this case was originally applied for in 2019 and presented during the January 16, 2020 Regular Meeting and was continued. Mr. Cumella mentioned that the same issues were still present with this case and again recommended denial.

Mark Akins, Rice Architects, 961687 Gateway Blvd., asked Mr. Cumella to restate the objections of staff and bases for denial. Mr. Cumella mentioned the impact on the brick, the painting of the brick, conflicts with the Secretary of the Interior's Standards such as character and integrity of the building, along with the level of alteration. He noted that staff did not object in the rooftop canopy. Mr. Akins presented some amended design and pictures to the Board and explained the changes which included whitewashing of the brick instead of painting and commented on pictures showing midcentury modern examples.

Member Harrison asked about the expected lifetime of whitewashing. Mr. Akins answered it could be indefinite and can be reapplied depending on the products utilized. Members asked and discussed about any reversibility of using whitewashing and its potential causes. Member Kosack asked about any possible television screens being installed on the rooftop to which Mr. Akins answered in the negative. Members asked Mr. Akins to explain the addition of the round window. Member Kosack voiced her concern about paint or whitewashing the brick. Chair Spino asked Mr. Akins to expand on comments given during the meeting back in January 2020 regarding having children on the rooftop. Mr. Akins explained the distance between the edge of the roof and the location of the railing.

Member Pozetta thanked Mr. Akins for presenting numerous drawing so members can analyze the case accordingly and did voice concerns about losing the historicity of the building.

Public Hearing was opened and then closed with no speakers wishing to comment.

Board discussion was opened. Member Harrison asked if Fernandina Beach Historic District should include different historic architectural eras and member gave their comments about modernizing structures. Chair Spino added his concerns with the rooftop and Member Pozzetta comments regarding exterior wall mass, whitewashing and the circular window.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Conway to deny HDC case number 2019-0037 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2019-007, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Mr. Akins asked Mr. Cumella to expand on the Secretary of the Interior's Standards as they apply to this structure and to the HDC purview over whether it applies to mid-century modern design. Mr. Cumella explained which standards applied to this structure and noted that this is a non-contributing structure.

Vote upon passage of the motion was taken by ayes and nays and being as follows:

Member Harrison	Aye
Member Conway	Aye
Member Pozzetta	Nay
Member Kosack	Aye
Chair Spino	Aye

4.2 HDC 2020-0025 - JOEL MIKLAS, 821 GARDEN STREET

Amendment to previously approved COA HDC 2019-31 for after the fact alterations to front and rear porches, gable roof vent and the addition of foundation vents. (*Quasi-Judicial*)

Ms. Gibson presented the case. She mentioned that this is an after-the-fact revision. It included change to foundation requirements and vent addition, removal of gable detailing on 3 different elevation and removal of railing and stairs. Ms. Gibson recommended approval with condition that false venting be removed from the foundation and that the gable detailing be incorporated as originally approved

Member Pozzetta asked about the process of inspection mechanism in place to review accuracy in the approved drawings and noted that the loss also included the appearance of piers.

Joel Miklas, 1917 St. Marco Boulevard, Jacksonville, explained that they wanted to include a porch in the front without railing. He also mentioned that the house is on a slab which is uneven from rear to front. He also spoke about the removal of the gable.

Member Harrison asked about the change in elevation. Mr. Miklas answered he did not know how the changes happened since he was not the builder. Member Kosack commented on the change of the vents and Member Pozzetta commented and emphasized that approval of a design should not be changed unless it is re-presented to the Board for revision. Further discussion ensued regarding how to avoid after the fact alterations to keep on happening and which changes to this project can be rectified.

Public Hearing was opened and closed with no speakers wishing to comment.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozetta to approve the after the fact revision to HDC case number 2020-0025 with the following conditions: that the false venting be removed from the foundation, that the gable detailing be incorporated as originally approved, and that the applicant returns and present a mitigation plan to create the appearance of a raised, articulated foundation as originally approved and this subject to staff-level approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the after the fact revision to the HDC case 2020-0025, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old town Preservation Development Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4.3 HDC 2020-0027 - SCOTT JONES, 908 WHITE STREET

After-the-Fact amendment to previously approved COA HDC 2019-0047 for roof height, relocation of a window & modified plans replacing covered carport with wood pressure treated deck. (*Quasi-Judicial*)

Mr. Cumella noted that this case was originally presented at the January 16, 2020 HDC meeting and was approved with conditions. This applicant has returned with several after-the-fact modifications to the original approved plans. Mr. Cumella recommended approval of these modifications.

Chair Spino clarified with Mr. Cumella that these changes would have originally been approved under the Old Town Preservation Development Guidelines. Mr. Cumella answered in the affirmative.

Member Kosack inquired about the modification of the carport or enclosed structure, the grade of the structures and then asked which structure is higher. Member Pozetta commented on the elevations and the importance of accuracy in drawings.

Public Hearing was opened.

Mrs. Gaines, neighboring resident, inquired asked if the applicant planned to run business out of this workshop. Mr. Jones answered that this is not a business but a personal workshop where he would be working.

Board Discussion was opened. Ms. Gibson addressed the difference in the height of the buildings and explained the reason for changes.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Harrison to approve HDC case number 2020-0027 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0027, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old town Preservation Development Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4.4 HDC 2020-0029 - JILL COOK, 211 S. 6TH STREET

Amendment to previously approved STAFF COA HDCSA 2019-0065 to modify roofing material on small rear section not seen from the street. (*Quasi-Judicial*)

Mr. Cumella presented the case and explained that this is an after-the-fact amendment request. Mr. Cumella recommended approval.

Jill + Dan Cook, 211 S. 6th Street and Angelo Roof Crafters, applicants, explained that they did not recommend a metal roof and recommended a TPO roof and discussed the pitch of the roof.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve after-the-fact HDC case number 2020-0029 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0029, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Historic District Downtown Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

5. NEW BUSINESS

5.1 HDCV2020-0007 - LANCE JONES, AGENT FOR DENNIS M. & MARY J. LITTLE, 115 S. 6TH STREET

Variance request from LDC Section 4.02.03(E) side setback. (*Quasi-Judicial*)

Mr. Platt presented the case to reduce the principal structure's side yard side back to five (5) feet, and explained that all 6 criteria were being met, that Staff recommended approval.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to approve HDC case number V2020-0007 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case V2020-0007, as presented, is substantially

DRAFT

compliant with the Land Development Code, and the Comprehensive plan to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

5.2 HDC 2020-0004 - LANCE JONES, AGENT FOR DENNIS M. & MARY J. LITTLE, 115 S. 6TH STREET

Certificate of Approval (COA) for Final Approval of the construction of a single-family home and accessory structure. (*Quasi-Judicial*)

Mr. Platt presented the case and noted some changes to the front elevation, including the foundation, screen porch detailing and columns and railing detailing. Staff recommended approval.

Member Kosack asked about trek decking approval and windows. She also asked about recommended bridge footers because of substantial root presence. Mr. Cumella noted that Jeld Wen windows were on the approved window list and that trek decking was also permissible on this project.

Lance Jones, 115 S. 6th Street, commented about the retention of the tree on the property.

Member Kosack thanked Mr. Jones with providing adequate site drawings and attention to trees and inquired about exterior window raised grills.

Public hearing was opened and then closed with no speakers wishing to comment.

Board Discussion was opened. Members had no comments.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack approve HDC case number 2020-0004 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0004, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

6. BOARD BUSINESS

Chair Spino asked about Mr. Tilson working on the revision of the Old Town Guidelines. Mr. Cumella explained that Mr. Tilson is working with his team on these revisions and will be reporting to him.

7. STAFF REPORT

7.1 Staff Certificate of Approval for August 2020

8. PUBLIC COMMENT

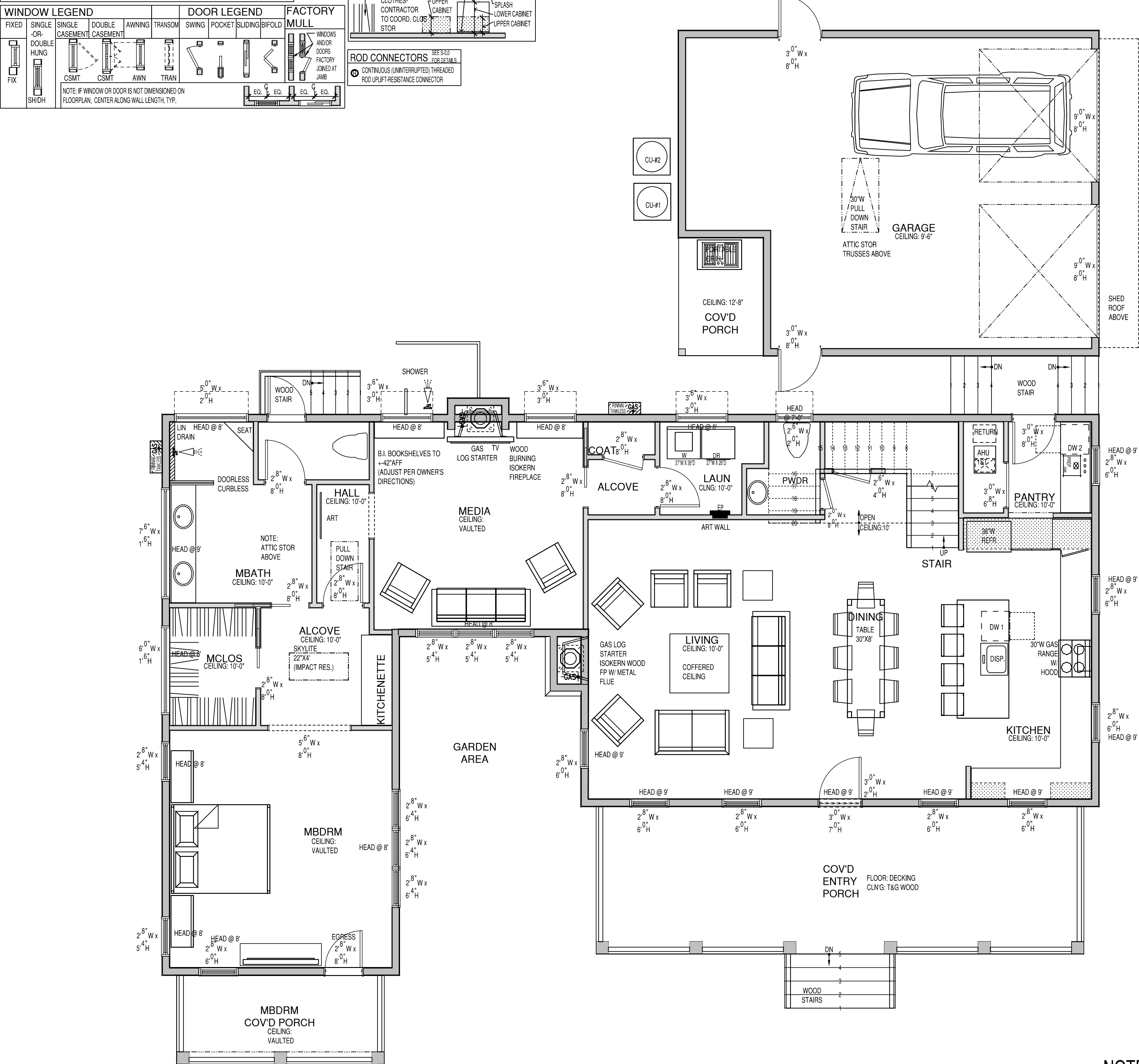
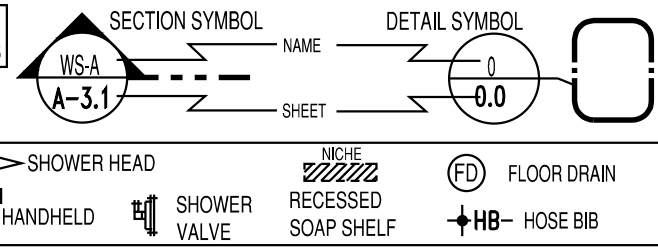
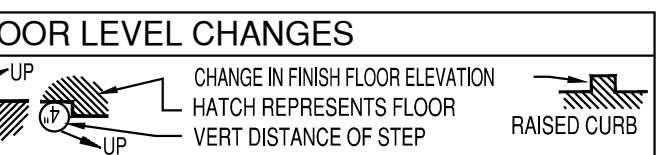
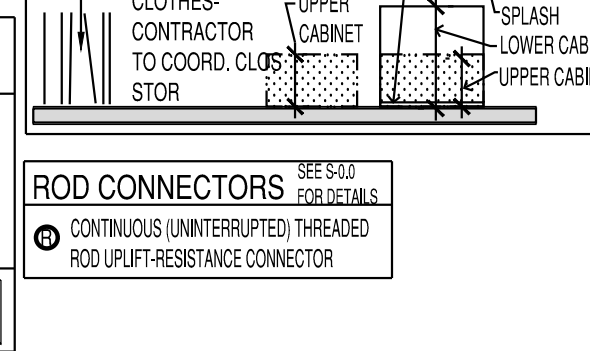
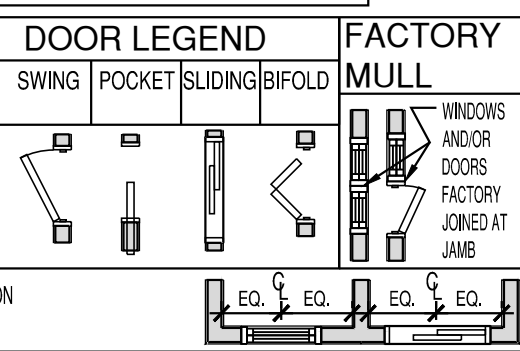
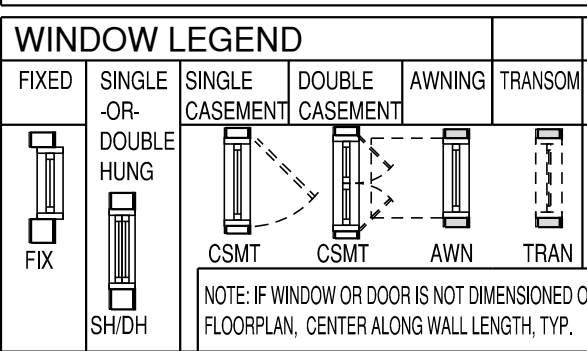
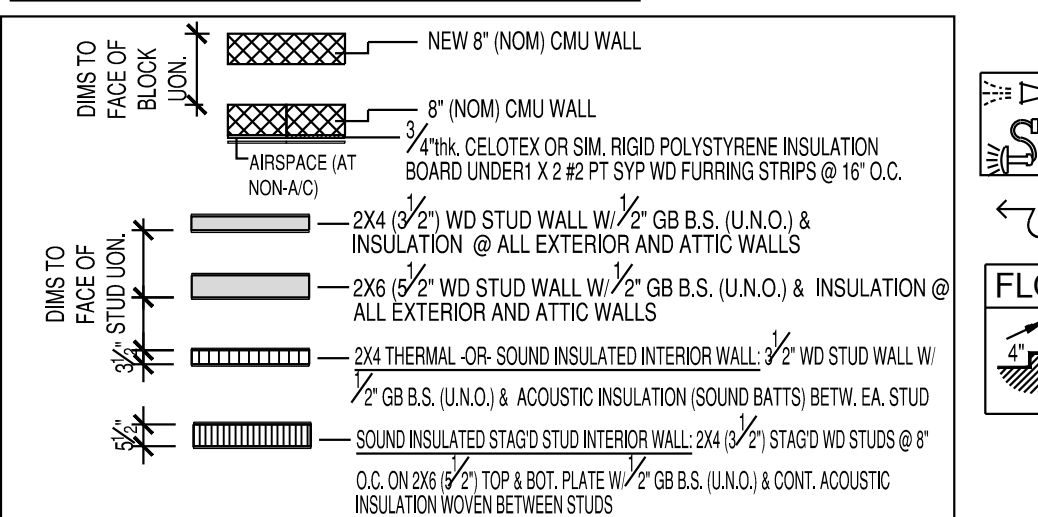
No comments from the public.

9. ADJOURNMENT 7:38 p.m.



ARCHITECTURAL LEGEND

NOTE: SOME SYMBOLS INDICATED IN
LEGEND MAY NOT OCCUR IN DRAWINGS



John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHNDODD@BELLSOUTH.NET

Issue Date of Progress Prints*	
Issued Date:	Issued to:
9-21	REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

GRAPHIC SCALE
1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

NOTED
1st FLOOR PLAN
1/4" = 1'

1st FLOOR PLAN NOTED

North / Elevation Key

Sheet A-1.1

ARCHITECTURAL LEGEND

NOTE: SOME SYMBOLS INDICATED IN
LEGEND MAY NOT OCCUR IN DRAWINGS

8" (NOM) CMU WALL

2x4 (3/2") WD STUD WALL W/ 2" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS

2x6 (3/2") WD STUD WALL W/ 2" GB B.S. (U.N.O.) & INSULATION @ ALL EXTERIOR AND ATTIC WALLS

2x4 THERMAL OR SOUND INSULATED INTERIOR WALL 3/2" WD STUD WALL W/ 2" GB B.S. (U.N.O.) & ACOUSTIC INSULATION (SOUND BATTS) BETW. EA. STUD

SOUND INSULATED STAGED STUD INTERIOR WALL 2x4 (3/2") STAGED WD STUDS @ 8" O.C. ON 2X6 (3/2") TOP & BOT. PLATE W/ 2" GB B.S. (U.N.O.) & CONT. ACOUSTIC INSULATION MOVEN BETWEEN STUDS

NEW 8" (NOM) CMU WALL

8" (NOM) CMU WALL

4" THK. CELOTEX OR SIM. RIGID POLYSTYRENE INSULATION BOARD UNDER 1" X 2" 12" PT S/P WD FLOORING STRIPS @ 16" O.C.

2" GB B.S. (U.N.O.) & ACOUSTIC INSULATION (SOUND BATTS) BETW. EA. STUD

SOUND INSULATED STAGED STUD INTERIOR WALL 2x4 (3/2") STAGED WD STUDS @ 8" O.C. ON 2X6 (3/2") TOP & BOT. PLATE W/ 2" GB B.S. (U.N.O.) & CONT. ACOUSTIC INSULATION MOVEN BETWEEN STUDS

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SHOWER HEAD

SHOWER VALVE

RECESSED SOAP SHELF

CONT. BATT INSULATION RESISTANCE VALUE

FLOOR LEVEL CHANGES

CHANGE IN FINISH FLOOR ELEVATION

HATCH REPRESENTS FLOOR VERT. DISTANCE OF STEP

RAISED CURB

CABINETS & MILLWORK

CLOTHES CONTRACTOR TO COORD. CLOS. STOR.

UPPER CABINET

SPLASH LOWER CABINET

UPPER CABINET

ROD CONNECTORS

SEE S&P FOR DETAILS

CONTINUOUS UNINTERRUPTED THREADED ROD W/ LIFT-RESISTANCE CONNECTOR

WINDOW LEGEND

FIXED

SINGLE -OR- DOUBLE HUNG

SINGLE CASEMENT

DOUBLE CASEMENT

AWNING

TRANSOM

SWING

POCKET SLIDING

BIFOLD

FACTORY MULL

WINDOWS AND DOORS JOINED AT JAMB

EQ. C. EQ. C. EQ. C. EQ. C.

NOTE: IF WINDOW OR DOOR IS NOT DIMENSIONED ON FLOORPLAN, CENTER ALONG WALL LENGTH, TYP.

DOOR LEGEND

SWING

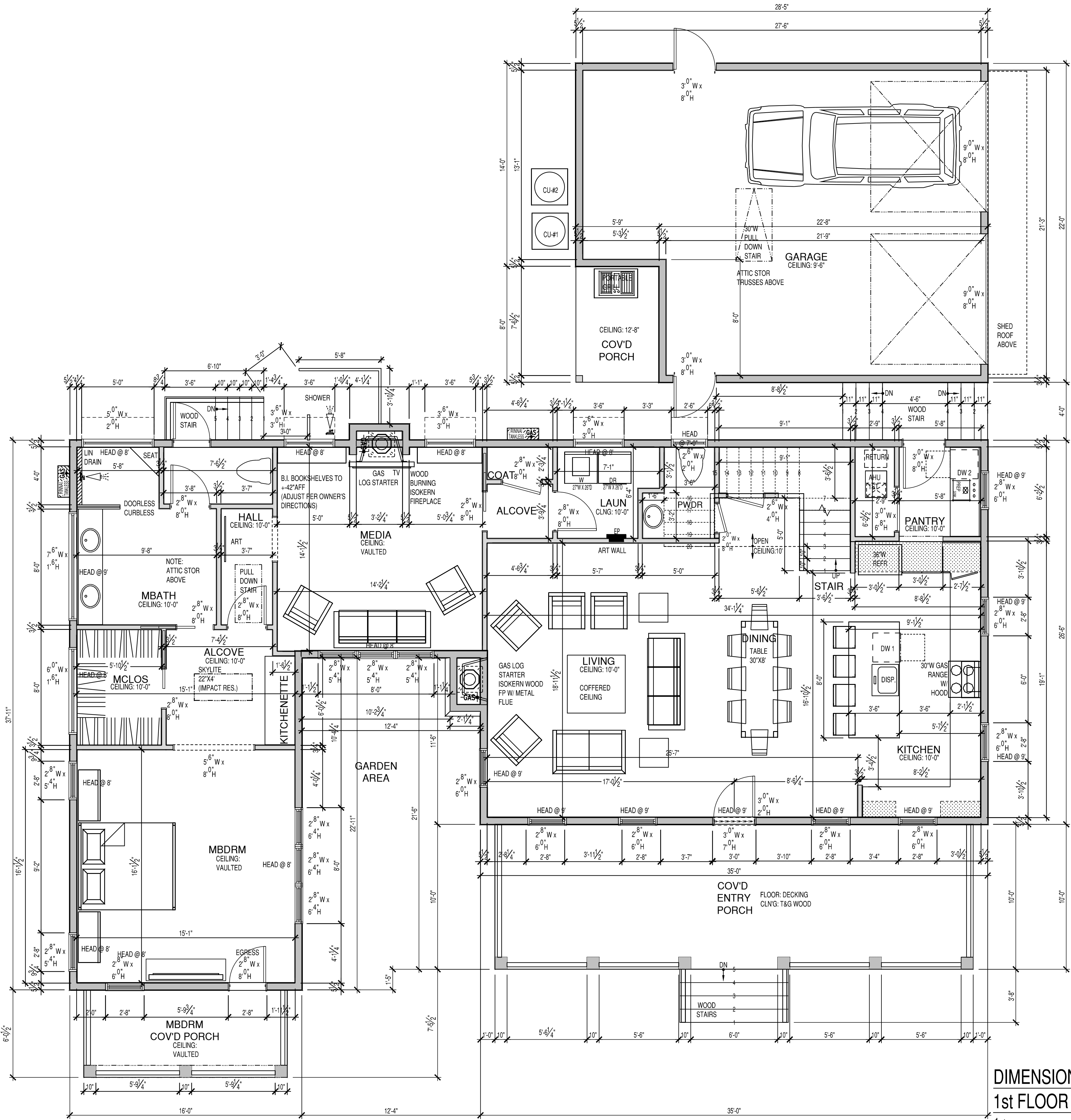
POCKET SLIDING

BIFOLD

FACTORY MULL

WINDOWS AND DOORS JOINED AT JAMB

EQ. C. EQ. C. EQ. C. EQ. C.



DIMENSIONED
1st FLOOR PLAN
1/4" = 1'

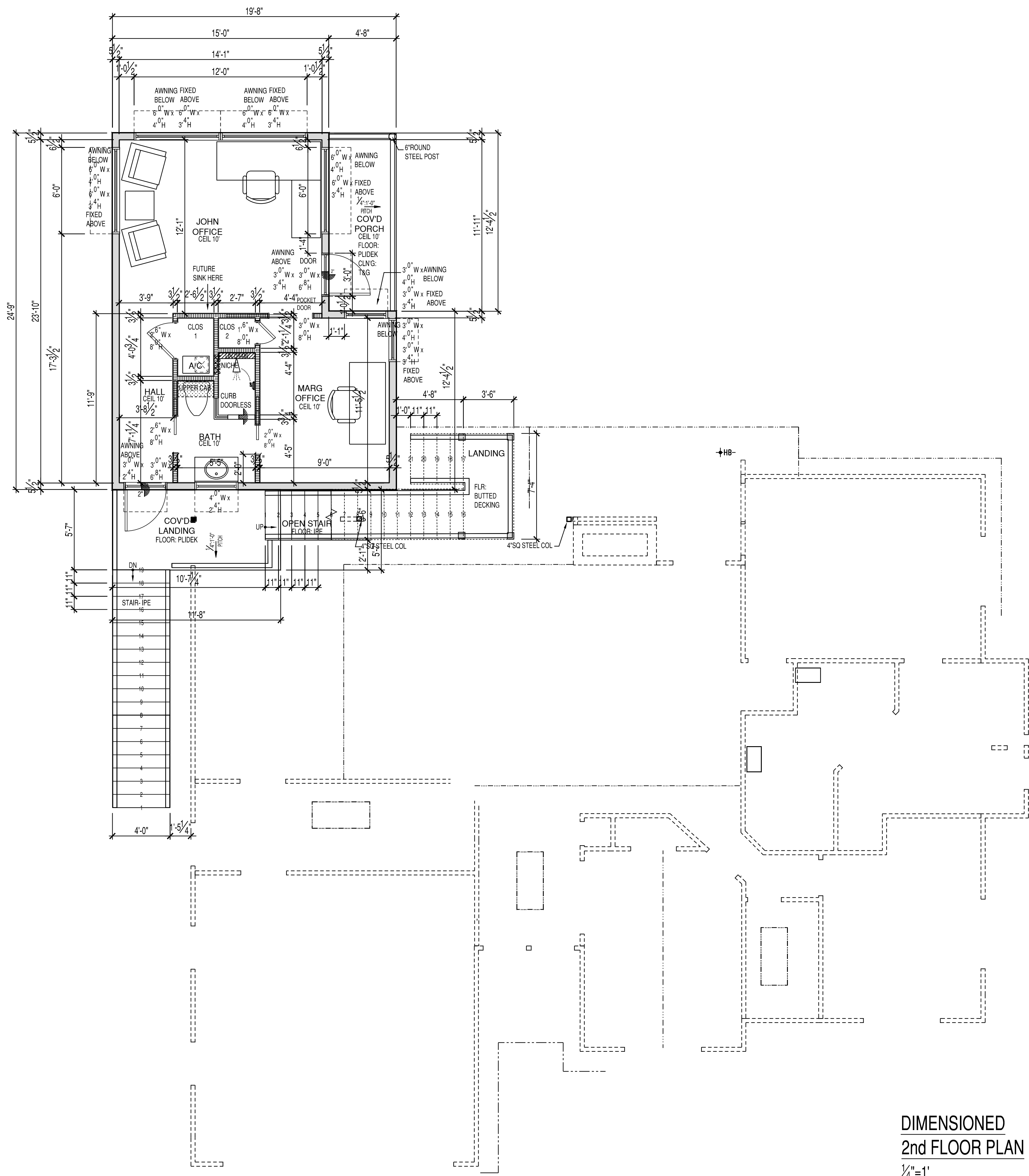
John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN@JHDDODDARCHITECTSOUTH.NET

Issue Date of Progress Prints
Date: 9-21 REVIEW

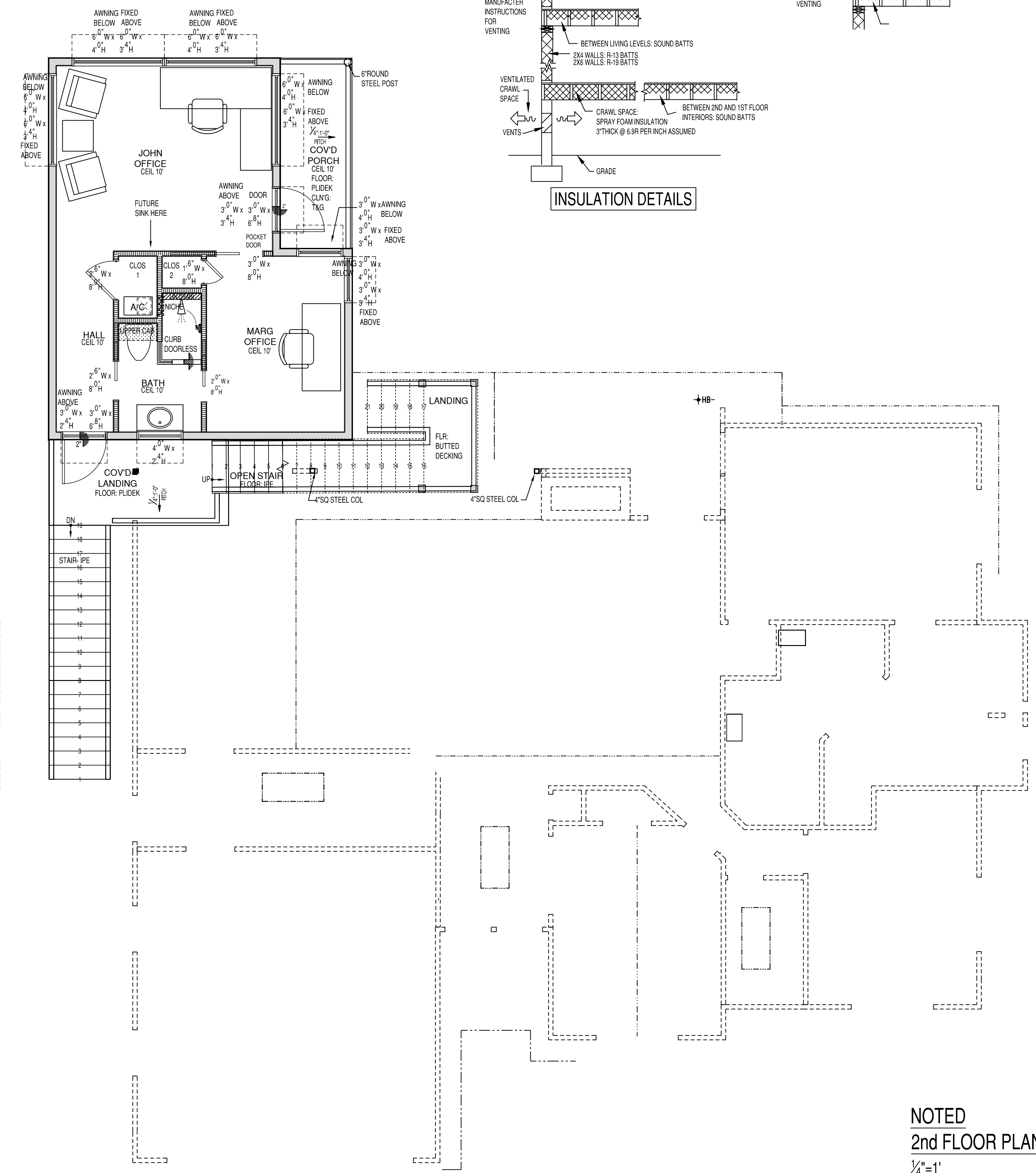
GRAPHIC SCALE
1/4" = 1'

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

1st FLOOR PLAN DIMENSIONED
North / Elev Key
Sheet A-1.2



DIMENSIONED
2nd FLOOR PLAN
1/4"=1'



NOTED
2nd FLOOR PLAN
1/4"=1'

ARCHITECTURAL LEGEND NOTE: SOME SYMBOLS INDICATED IN LEGEND MAY NOT OCCUR IN DRAWINGS

SECTION SYMBOL NAME SHEET

DETAIL SYMBOL NAME

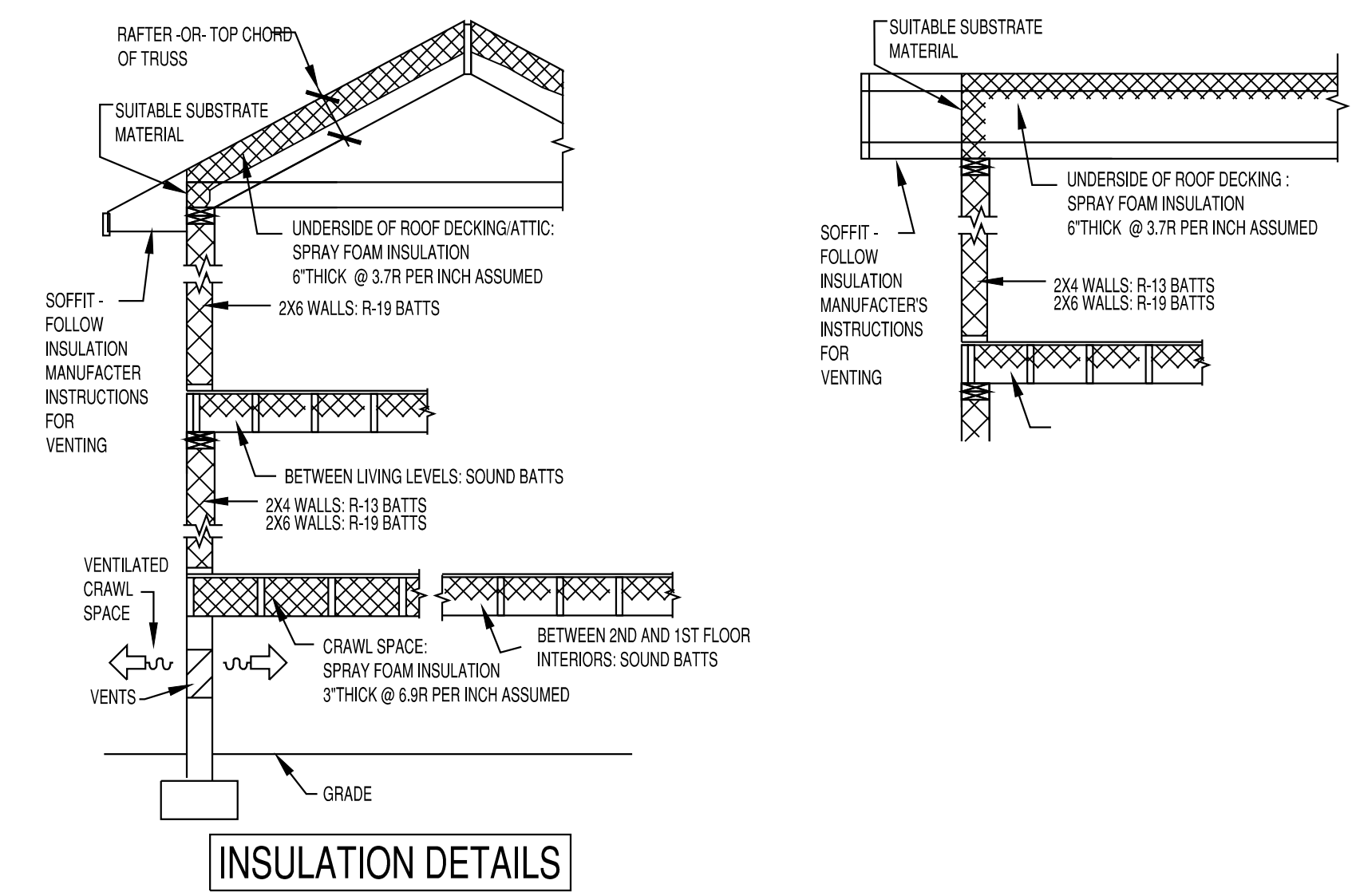
WINDOW LEGEND

DOOR LEGEND

FLOOR LEVEL CHANGES

CABINETS & MILLWORK

ROD CONNECTORS

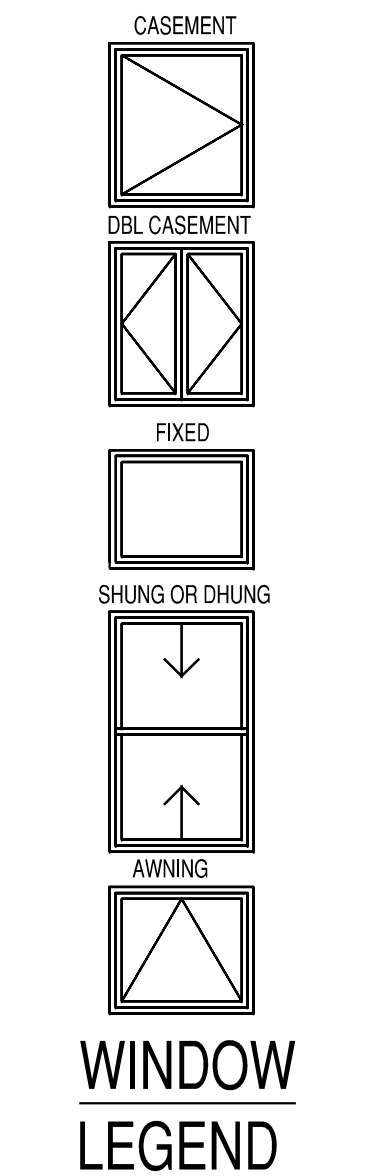
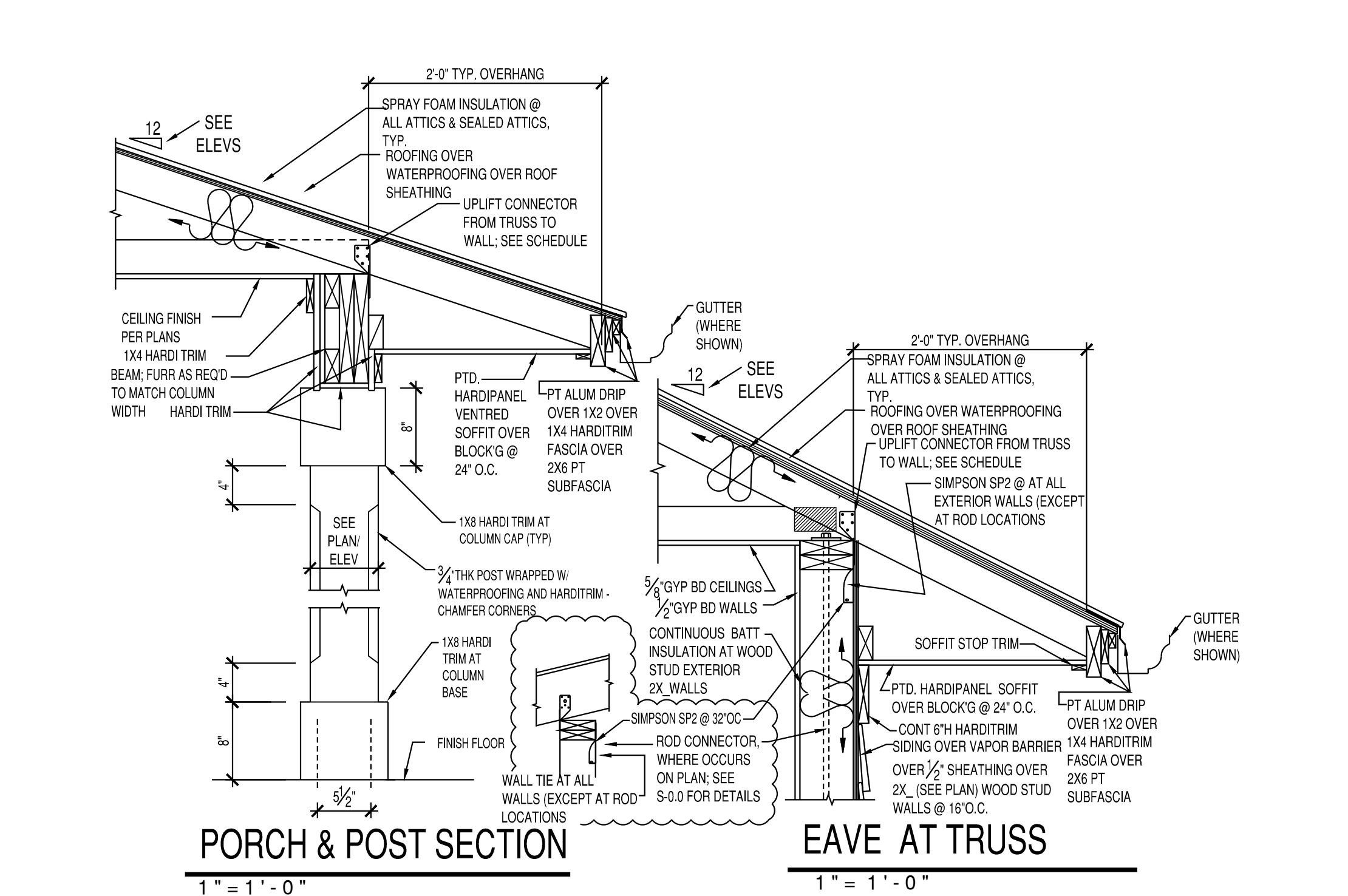
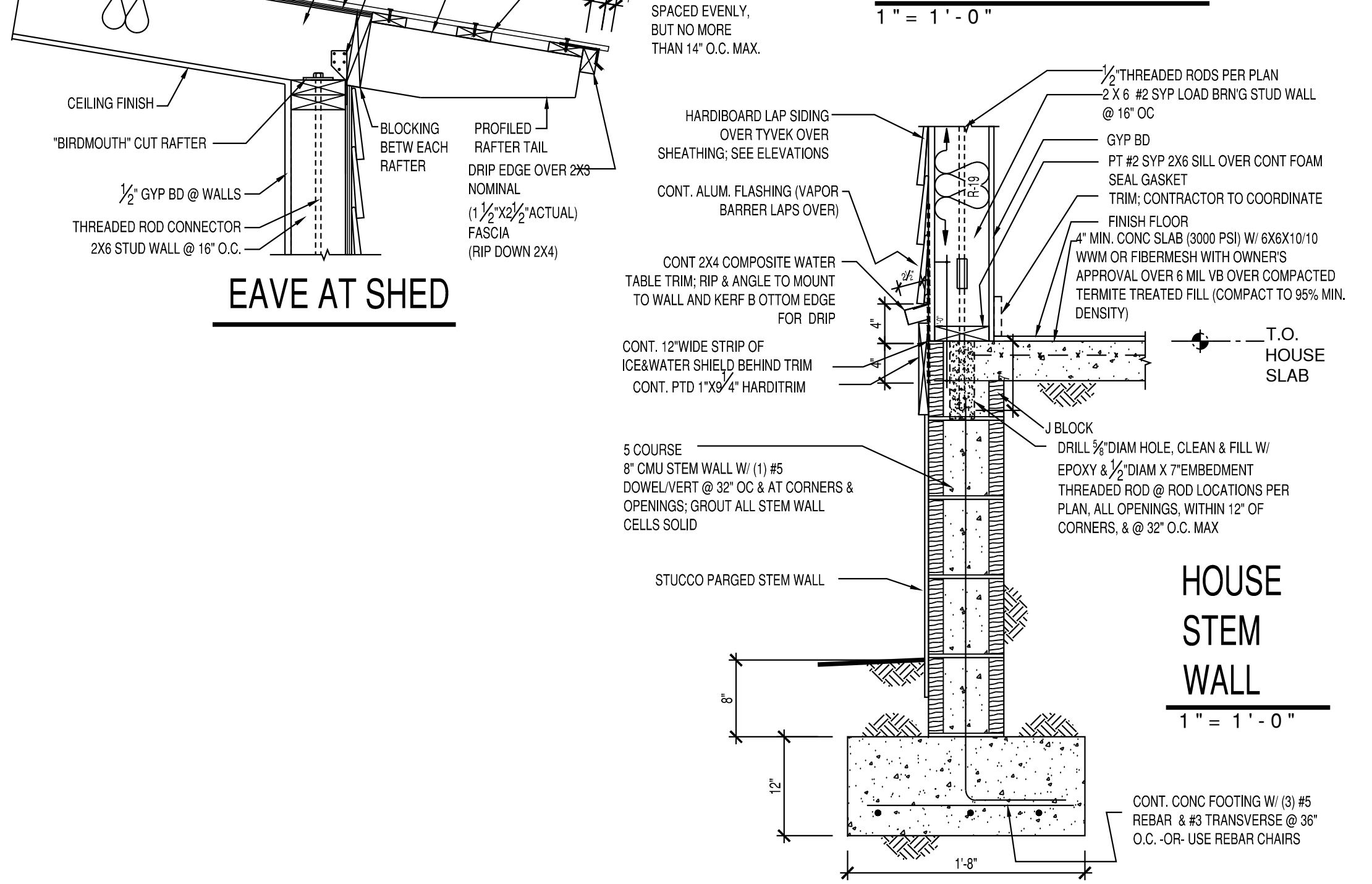
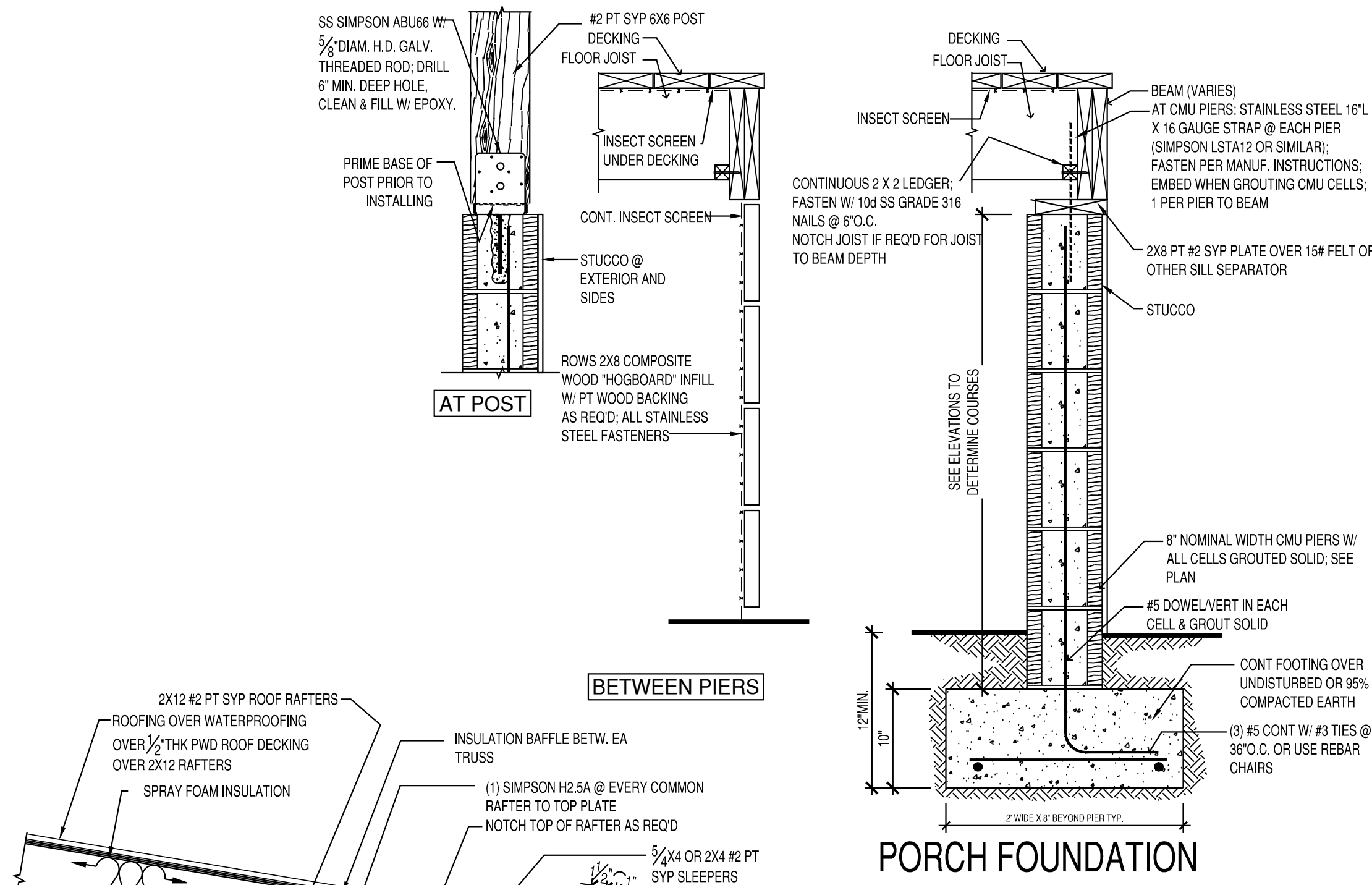


REVIEW
9-21

John H. Dodd
ARCHITECT, INC.
FL ARCHITECT
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32044
TEL: (904) 383-4044
Email: JOHN@JOHNDODDARCHITECT.COM

DODD RESIDENCE REMODEL/ADDITION
2775 RACHEAL AVE., FERNANDINA BEACH, FL

2nd FLOOR PLAN
North Arrow
Scale: 1/4"=1'
Sheet: A-1.3



John H. Dodd
ARCHITECT, INC.
FL-AR016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN@JHDDODDARCHITECTSOUTH.NET

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KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

ELEVATIONS 1

North Elevation Key Sheet
W N E S
A-2.1

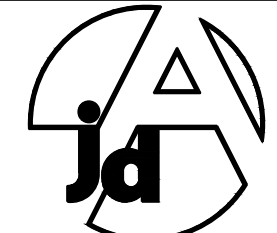
GRAPHIC SCALE
0 1 2 3 4 5 6 7 8 9 10 12 15 20 25
1/4" = 1'-0"



WEST ELEVATION
1/4"=1'



EAST ELEVATION
1/4"=1'


John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN.H.DODD@JHDSOUTH.NET

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9-21	REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

GRAPHIC SCALE
1/4"=1'-0"

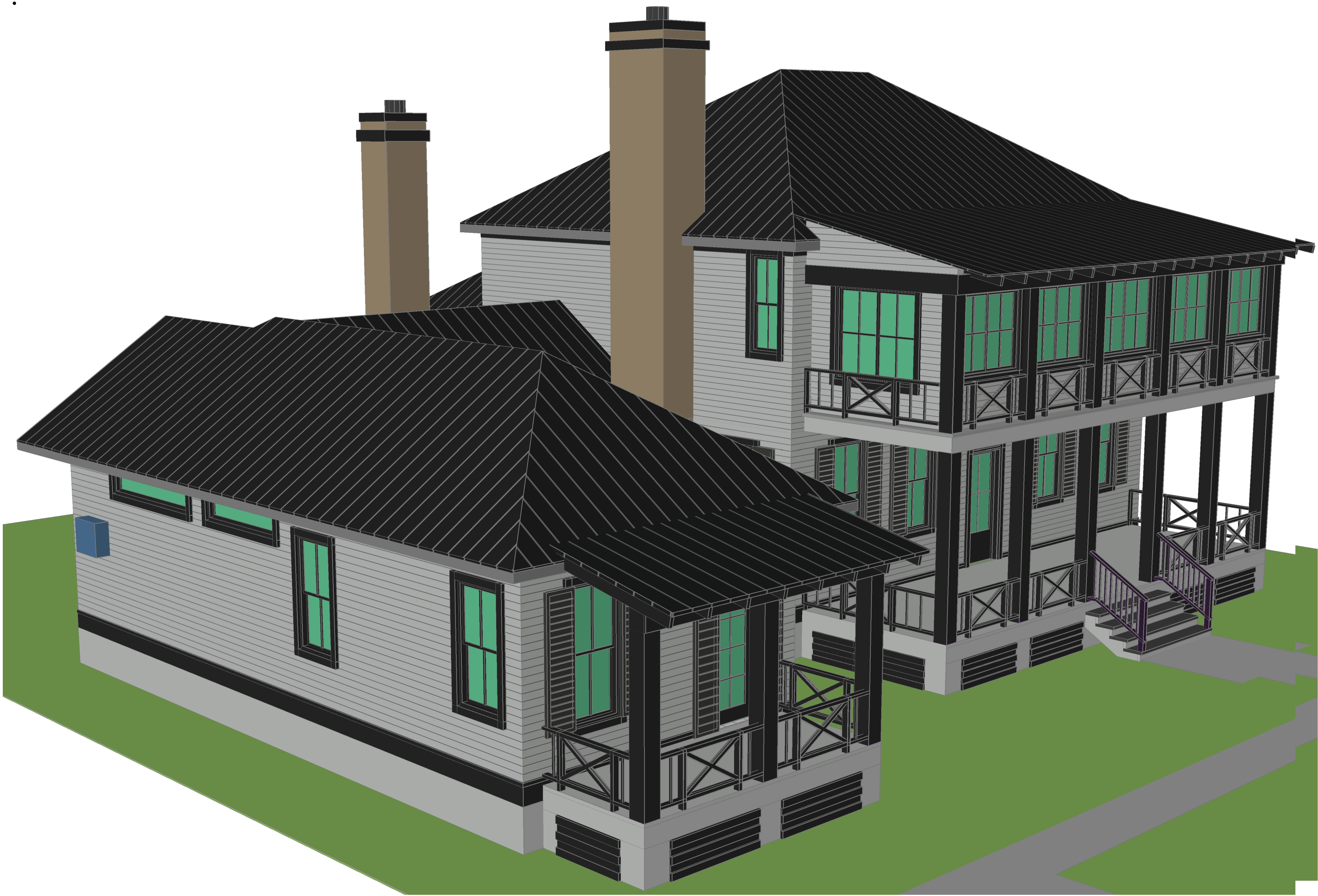
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ELEVATIONS 2

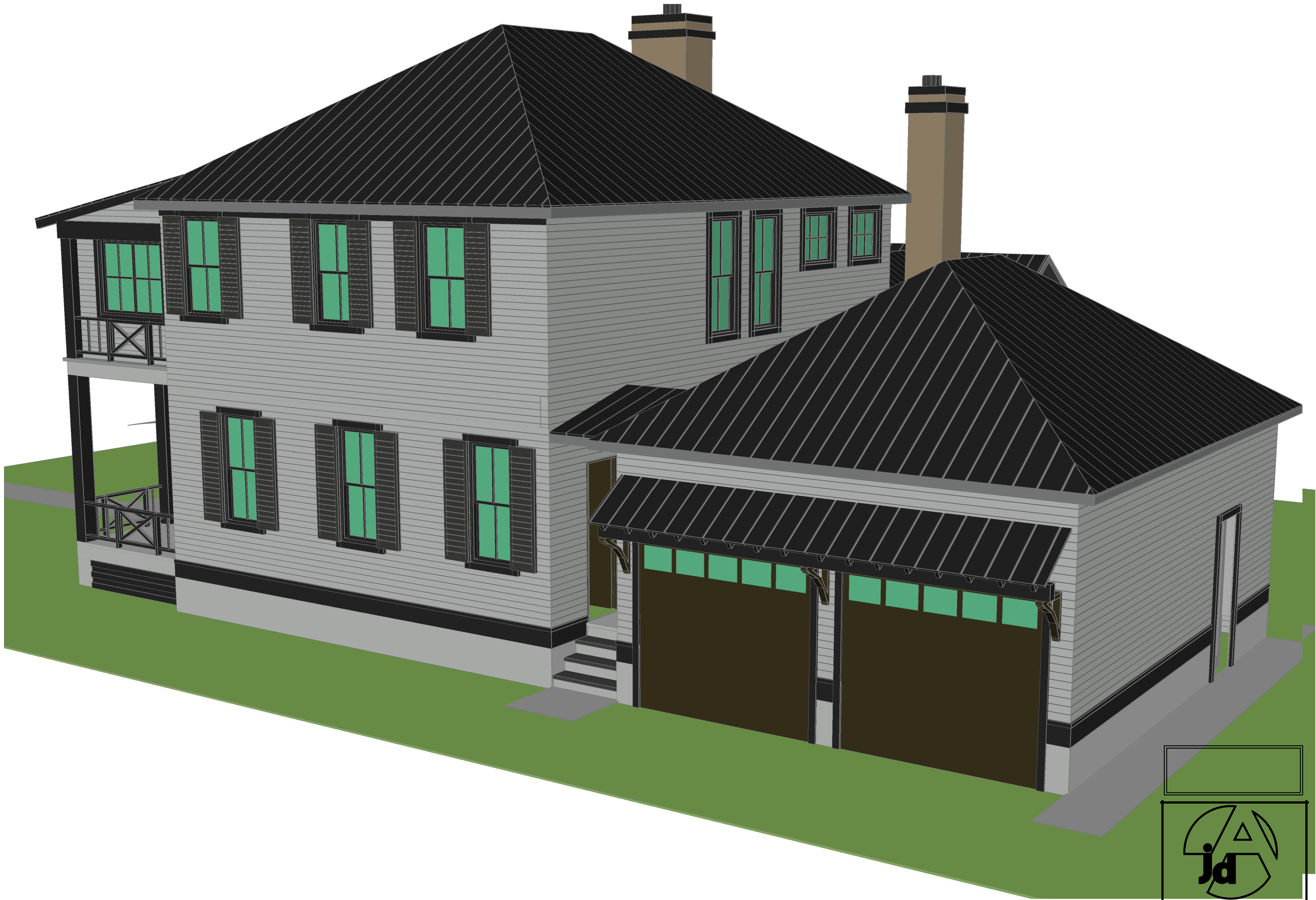
North / Elevation Key

Sheet
A-2.2

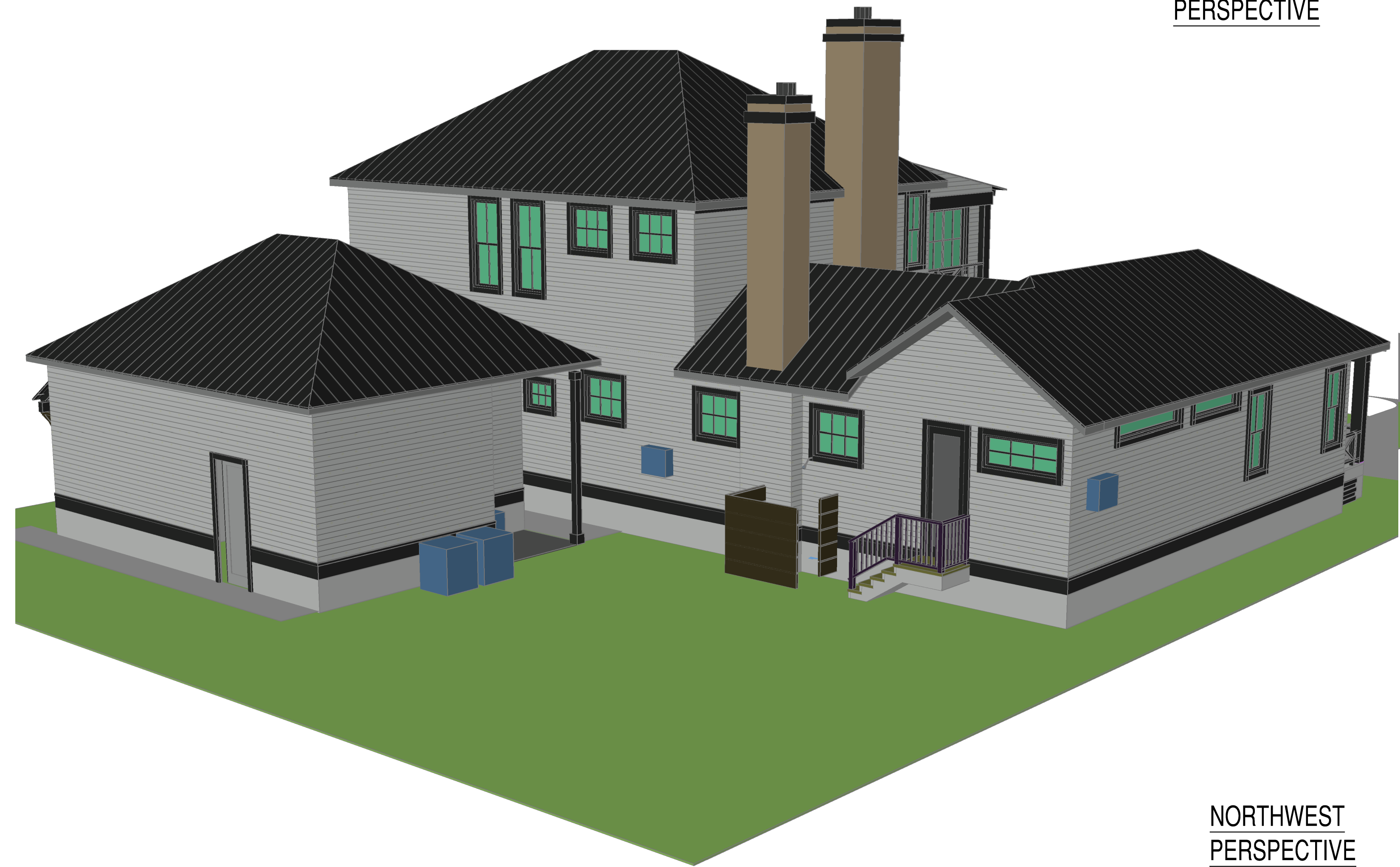
1/4"=1'



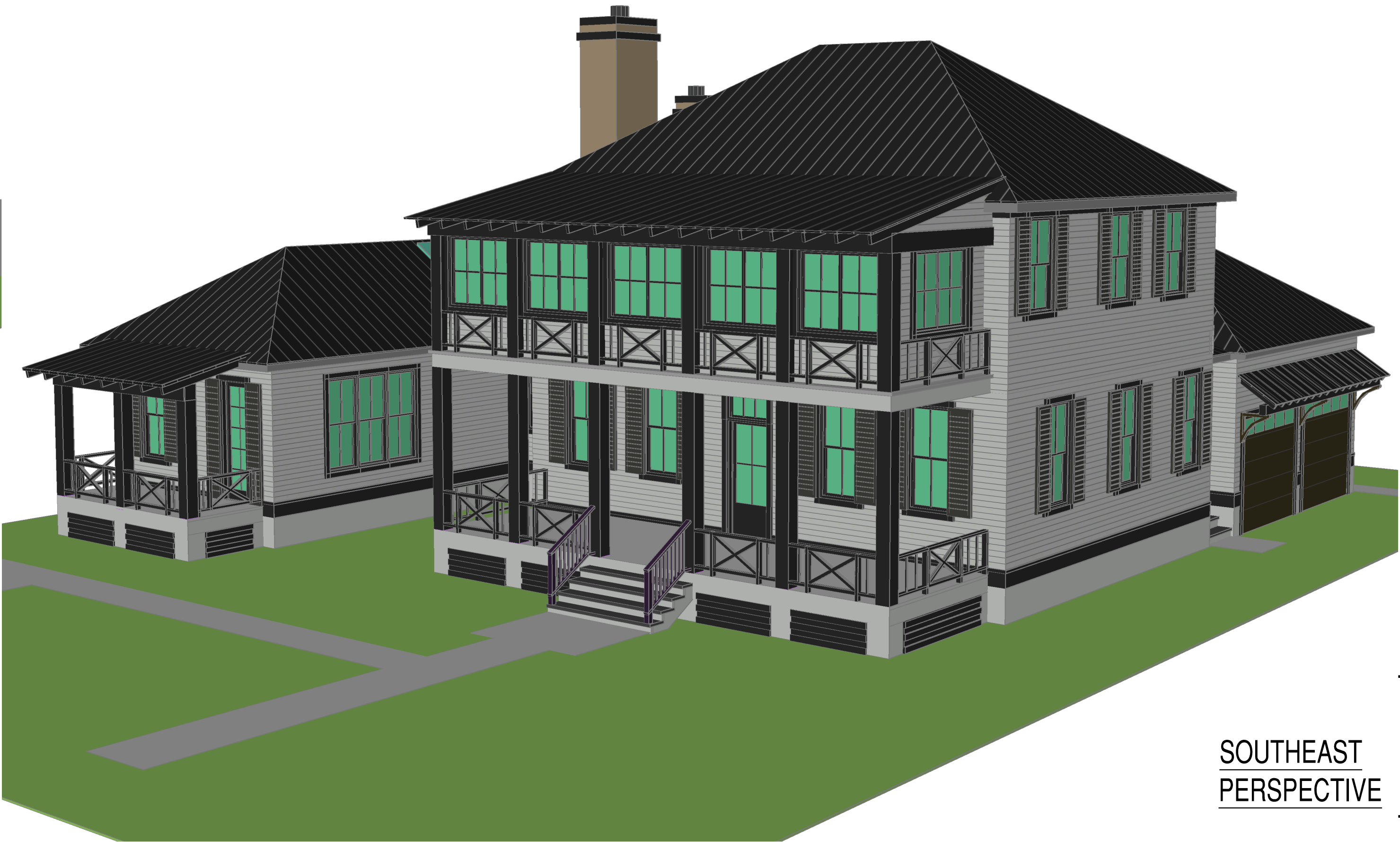
SOUTHWEST
PERSPECTIVE



NORTHEAST
PERSPECTIVE



NORTHWEST
PERSPECTIVE



SOUTHEAST
PERSPECTIVE



John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN@JHDDODDARCHITECTSOUTH.NET

Issue Date of Progress Prints*	
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Date:	
9-21	REVIEW

GRAPHIC SCALE

1/8" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

PERSPECTIVES

North / Elevation Key

Sheet

A-3.1

REQUIRED TREE PROTECTION BARRICADES MUST BE INSPECTED BY THE CERTIFYING ARBORIST PRIOR TO ANY CONSTRUCT ACTIVITIES, AND REMAIN INTACT THROUGHOUT CONSTRUCTION.

BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN CHAPTER 4.05.14 OF THE FERNANDINA BEACH LAND DEVELOPMENT CODE.

TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE

2" x 2" x 4" WOODEN POSTS - 8" O.C.
WITH A 2" x 4" TOP RAILING AND 3" WIDE
TEMPORARY MESH WIRE, CHAIN-LINK, OR
SIMILAR BARRIER ATTACHED TO POSTS.

MIN. 6' UP TO 20' DRIP LINE

DRIP-LINE OF TREE

PRESERVED UNDERSTORY

MIN. 3" HIGH

NOT TO SCALE

NO PARKING OF HEAVY EQUIPMENT OR VEHICLES; STOCKPILING OF MATERIALS; DEPOSITION OF SOIL, SEDIMENT, OR MULCH; GRADING OR GRUBBING; EXCAVATION OR TRENCHING; CONSTRUCTION MATERIALS , DUMPING, BURIAL OR BURNING OF DEBRIS, WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTE, ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCES FROM ANY TREE PROTECTION ZONE

NO PARKING OF HEAVY EQUIPMENT OR VEHICLES; STOCKPILING OF MATERIALS; DEPOSITION OF SOIL, SEDIMENT, OR MULCH; GRADING OR GRUBBING; EXCAVATION OR TRENCHING; CONSTRUCTION MATERIALS , DUMPING, BURIAL OR BURNING OF DEBRIS, WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTE, ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCES FROM ANY TREE PROTECTION ZONE

[illegible]

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

TREE PROJECT	
North / Elev Key	Sheet
	TREE

TREE
PROTECTION
PLANSITE PLAN
 $\frac{1}{16}" = 1' \frac{1}{16}" = 1'$



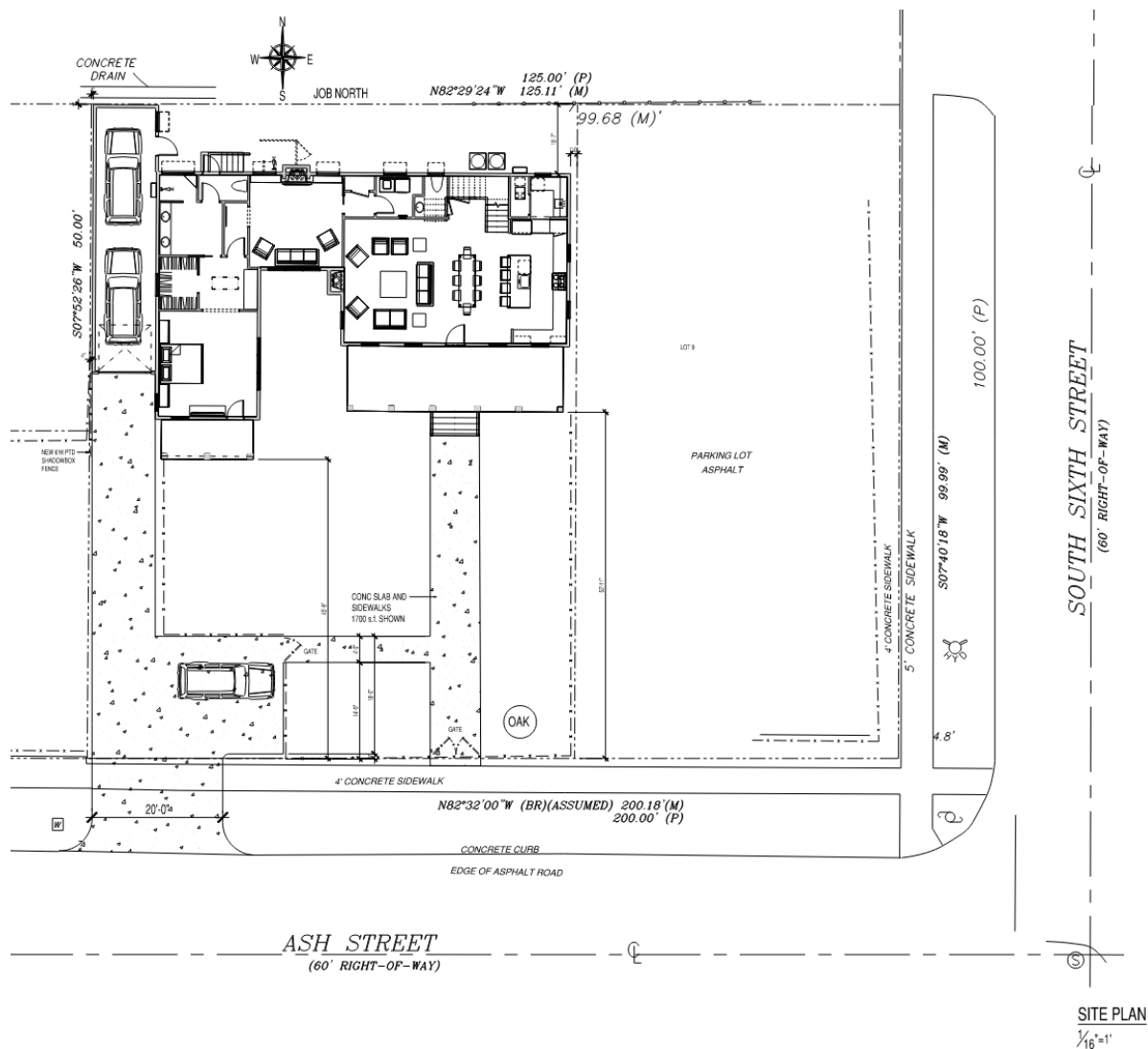
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020-0021

August 20, 2020

Owner/Applicant:	Todd C Kemp Living Trust & Brian K Boyer Living Trust / John Dodd, Architect, Inc.
Property Address:	511 Ash Street
Requested action:	Certificate of Approval (COA) to construct a two-story single-family dwelling
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	One-story commercial Structure
FL Master Site File #	NA01106
Year Built:	1949
Contributing Status:	Non-Contributing

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval for the construction of a two-story single-family dwelling with an attached two car garage. The proposed residence is located on the rear portion of lot 8 and the eastern half of lot 7. Lot 9 to the east is unencumbered by the proposal and could be restored as a buildable lot of record. The western portion of the existing parcel is currently being subdivided through the minor subdivision process and the owners have indicated that they intend to sale that portion of the property.

The applicants have sited the proposed residence on the rear portion of the parcel because of the 72" oak tree on the front of the property and to allow for garden space in front of the house.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

Most homes within the Downtown Historic District are located closer in proximity to the street. However, there are examples within the district of structures that are setback towards the middle and rear of the property. The Downtown Historic District Guidelines do not strictly prohibit attached garages, although this is not a traditional design component. The proposed garage will be masked by the western wing of the house and the commercial building located at 26 S. 5th Street, and eventually by new structure at the corner of Ash and South 5th Street.

The home is in keeping with the character of the neighborhood and the downtown district as a whole. It will utilize modern materials to replicate traditional materials commonly seen in the district.

During review staff noted items:

1. The application indicated Anderson windows and doors. The supplemental materials include PGT White windows and doors. Both are approved on the HDC window list, staff ask the applicant to clarify which product they intend to use.
2. The HVAC equipment needs to be screened per the LDC requirements.
3. Staff suggests using a pervious paver material for the driveway and sidewalk instead of concrete.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2020-0021 with the following conditions:

1. Clarify window and door manufacture
2. Provide mechanical equipment screening

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-02 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-02, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-02 Application and Backup Materials

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. Platt', with a stylized flourish.

Jacob M. Platt
Senior Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5554****Date Submitted: 7/9/2020**

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure – Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure – Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR**HDC**

Application Deadline (4:30pm)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	June 04 2020	<u>Jul 09 2020</u>	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 27 2020	June 18 2020	<u>Jul 16 2020</u>	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|--|
| ☒ A complete/ signed application; | ☐ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☒ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays – see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction ▼

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual ▼

See Certificate of Approval Matrix for details

Previously approved case #

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website → Map Search](#)

Historic District*

Site Address*

City*

State*

Zip Code*

Parcel ID #(s)*

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Last Name*

Mailing Address*

City*

State*

Zip Code*

Telephone Number*

E-mail Address*

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name*

John

Last Name*

Dodd

Company (if applicable)

John H. Dodd, Architect, Inc.

Street Address

2775 Racheal Ave

City

Fernandina Beach

State

FL

Zip

32034-4500

Telephone Number

9045834044

E-mail Address

johnnydodd@bellsouth.net

Project Description*

New 2-story residential building; 2 family dwelling

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

James Hardie

Product Description

Artisan Lap Siding

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

DOORS

Manufacturer

Andersen

Product Description

A-series or 400 series (to be selected)

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

WINDOWS**Manufacturer**

Andersen

Product Description

A-series or 400 series (to be selected)

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING**Manufacturer**

Semco

Product Description

Sem Lock Standing Seam

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

FASCIA/TRIM**Manufacturer**

James Hardie

Product Description

Hardietrim smooth 2x6

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

FOUNDATION**Manufacturer**

Dryvit

Product Description

Cementitious 3 coats stucco with light sand finish over cmu

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

SHUTTERS**Manufacturer**

Legends

Product Description

composite louvered plantation shutters

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

PORCH/DECK

Manufacturer

ipe

Product Description

Ipe wood decking - natural

Color

Include FL Product Approval # for Windows and Doors

(Name/Number)

FENCING**Manufacturer**

Nassau Fance

Product Description

3 rail flat top ptd aluminum fence

Color

Include FL Product Approval # for Windows and Doors

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

to be selected

Product Description

to be selected

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

SIGNAGE**Manufacturer****Product Description****Color**

Include FL Product Approval # for Windows and Doors

(Name/Number)

OTHER**Manufacturer**

Garage Door - Clopay

Product Description

CAN212NCREC13 Carriage House

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.**Upload 1**Fence_Kemp Todd_511
Ash Street.pdf**Upload 2**Garage Door - Kemp
Todd_511 Ash Street.pdf**Upload 3**survey_Kemp Todd_511
Ash Street.pdf**Upload 4** No files open**Upload 5** No files open**Upload 6** No files open**Upload 7** No files open**Upload 8** No files open

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

john

Applicant Last Name*

dodd

Today's Date*

7/9/2020



DEPARTMENT OF PLANNING & CONSERVATION

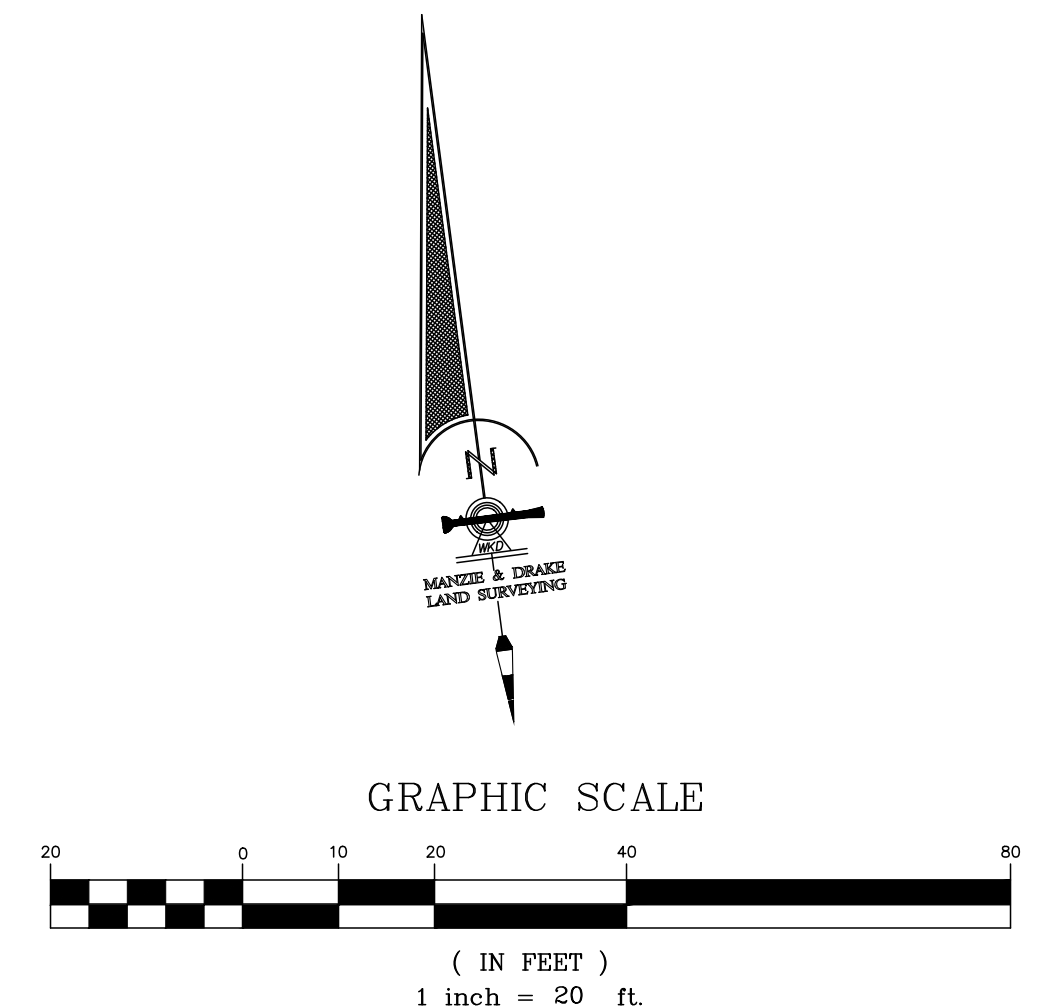
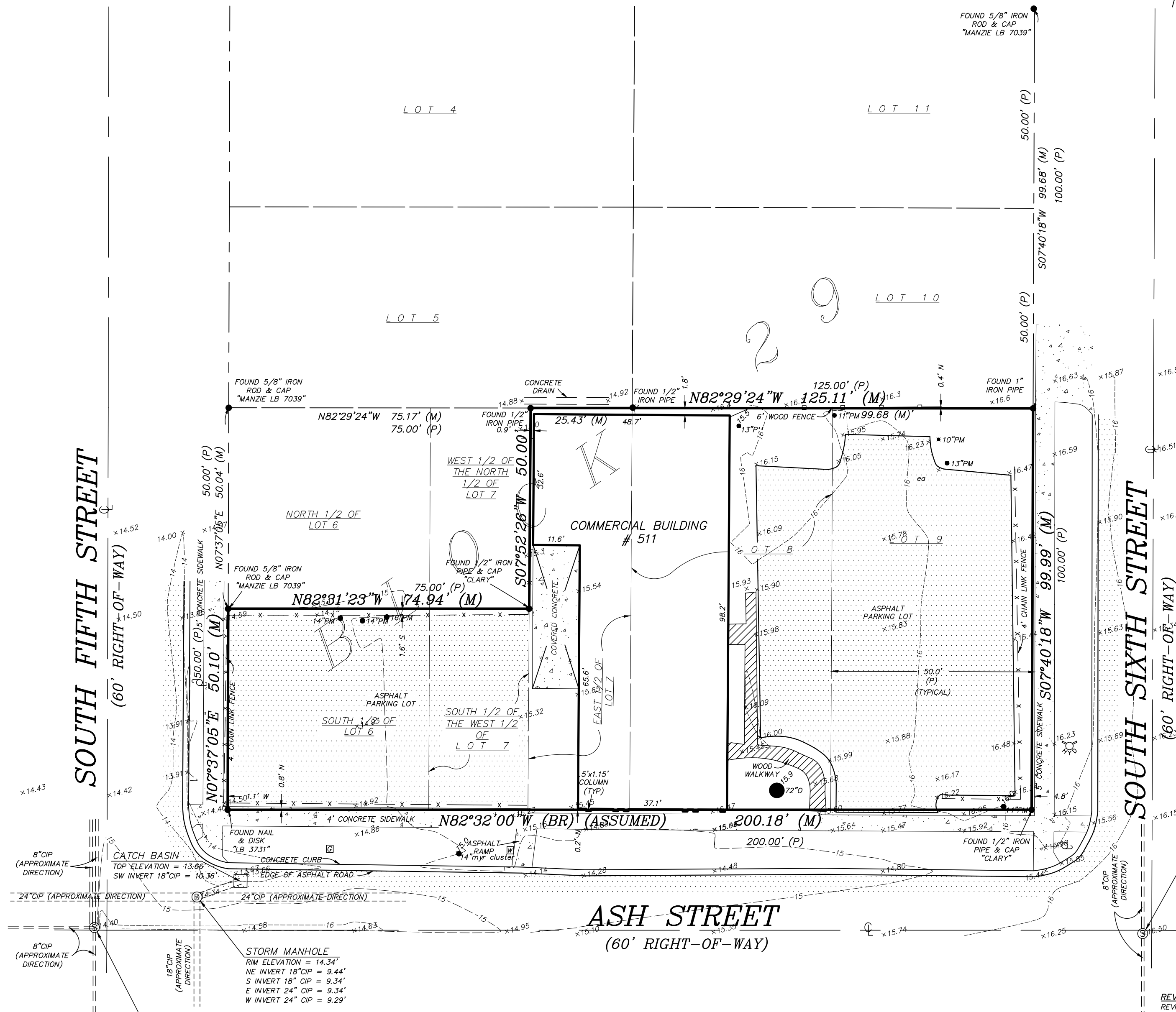
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER KNOWN AND DESCRIBED ACCORDING TO THE OFFICIAL PLAT OR MAP OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD CO. IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA RAILROAD CO. IN 1887 AND 1901 AS:

THE SOUTH 1/2 OF LOT SIX (6), THE EAST 1/2 AND THE SOUTH 1/2 OF THE WEST 1/2 OF LOT SEVEN (7), LOT EIGHT (8) & LOT NINE (9), BLOCK TWENTY-NINE (29)

CERTIFIED TO:
C. TODD KEMP & BRIAN C. BOYER
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.
PROPERTY ADDRESS:
511 ASH STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND
C = CENTERLINE
CONCRETE FLATWORK
= FIRE HYDRANT
-x-x- = CHAIN LINK OR WIRE FENCE
= COVERED AREA
S = SEWER MANHOLE
W = WATER METER
-o-o- = WOOD OR VINYL FENCE
O = WOOD POWER POLE
G = GAS METER
(P) = PLAT
(M) = MEASURED
S = STORM MANHOLE
CIP = CAST-IRON PIPE

TREE LEGEND

PM = PALM TREE
MYR = CREPE MYRTLE TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 10

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS:
REVISED ON 07/14/2020 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (LM)

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 20899 DATE: 04/03/2020 CADD: LM
F.B. NO: X-346 PAGE NO: 28 FIELD CREW: JM FILE NO: B-1423

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N82°32'00"W for the northerly right-of-way line of Ash Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is 872 0030 TIDAL 36. (Elevation = 12.36' N.A.V.D. 1988)



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I / WE BRIAN BOYER / CHARLES TODD KEMP
(print name of property owner(s))

hereby authorize: John H. Dodd, Architect, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC COA - 511 Ash St - Demolition of Existing
(type of application) Building

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Brian Boyer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

STATE OF NEW YORK
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A. DeMars

Cynthia A. DeMars
Notary Public

Cynthia A. DeMars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: _____

CYNTHIA A. DEMARS
No 01DE084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE BRIAN ROYER / CHARLES TODD KEMP
(print name of property owner(s))

hereby authorize: John H. Dodd, Architect, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC COA - NEW RESIDENCE
(type of application) 511 ASH STREET

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Brian Royer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

NEW YORK
STATE OF FLORIDA
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A Demars

Cynthia A. Demars
Notary Public

Cynthia A. Demars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

CYNTHIA A. DEMARS
No 01DE0084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022



Prepared by and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

Our File Number: 20-220

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Nassau) (Corporate Seller)
)

THIS INDENTURE, made this May 27, 2020, between **Coastal Newspapers LLC, a Georgia limited liability**, whose mailing address is: 2365 Prince Avenue Suite A, Athens, Georgia 30601, party of the first part, and **C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004**, whose mailing address is: P.O. Box 527, Key West, Florida 33041, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

THE SOUTH 1/2 OF LOT 6; THE EAST 1/2, AND THE SOUTH 1/2 OF THE WEST 1/2 of LOT 7; LOT 8; AND LOT 9 ALL OF BLOCK 29, BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901), NASSAU COUNTY, FLORIDA.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 27, 2020.

Signed, sealed and delivered
in the presence of:

**Coastal Newspapers LLC, a Georgia limited
liability**

● Kathy Crawford
Witness signature
Kathy Crawford
Print witness name

● By: Mark W. Major
Print Name: Mark W. Major
Title: Vice President/CFO

● Witness signature
Charlene K. Stamps
Print witness name
Charlene K. Stamps

(Corporate Seal)

State of Georgia

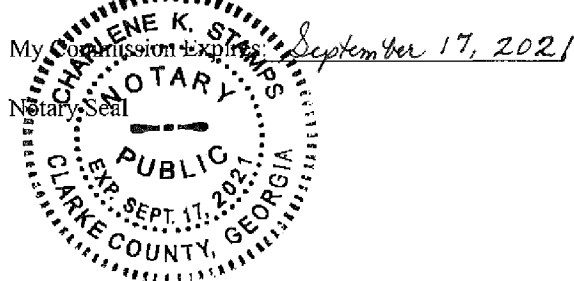
County of Clarke

The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization, this 20th day of May, 2020 by Mark W. Major, Vice President/CFO of Coastal Newspapers LLC, a Georgia limited liability who is personally known to me or who has produced _____ as identification.

● Charlene K. Stamps
Notary Public
Charlene K. Stamps
Print Notary Name

My Commission Expires September 17, 2021

Notary Seal



Nassau Fence

- Three Rail flat Top – 4 Foot Tall



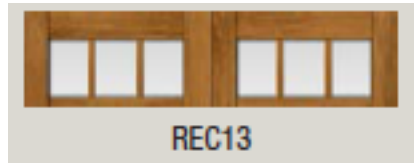
Clopay - Canyon Ridge Garage Door

Model: CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer faux-wood doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Insulated glass options include clear, frosted, seeded, rain and obscure.
- Model: CAN212NCREC13



Design 12



COMPOSITE OVERLAY MATERIALS



MAHOGANY

Composite Cladding is not present on Ultra-Grain® Series Models.

COLORS

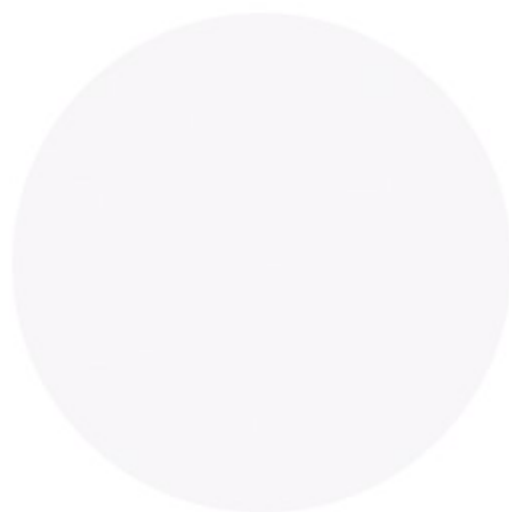


ULTRA-
GRAIN®
CYPRESS
WALNUT
FINISH

PGT Industries - Windows and Doors

FRAME COLORS

STANDARD



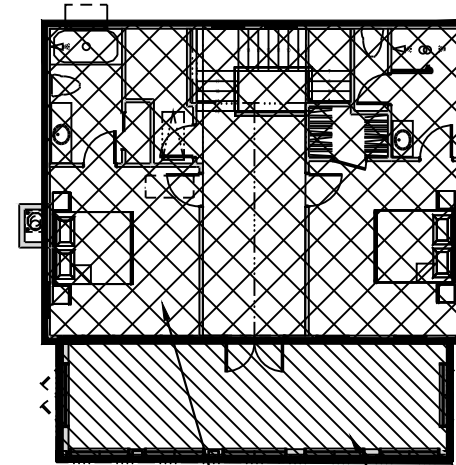
WHITE

Sherwin-Williams
Peppercorn SW 7674

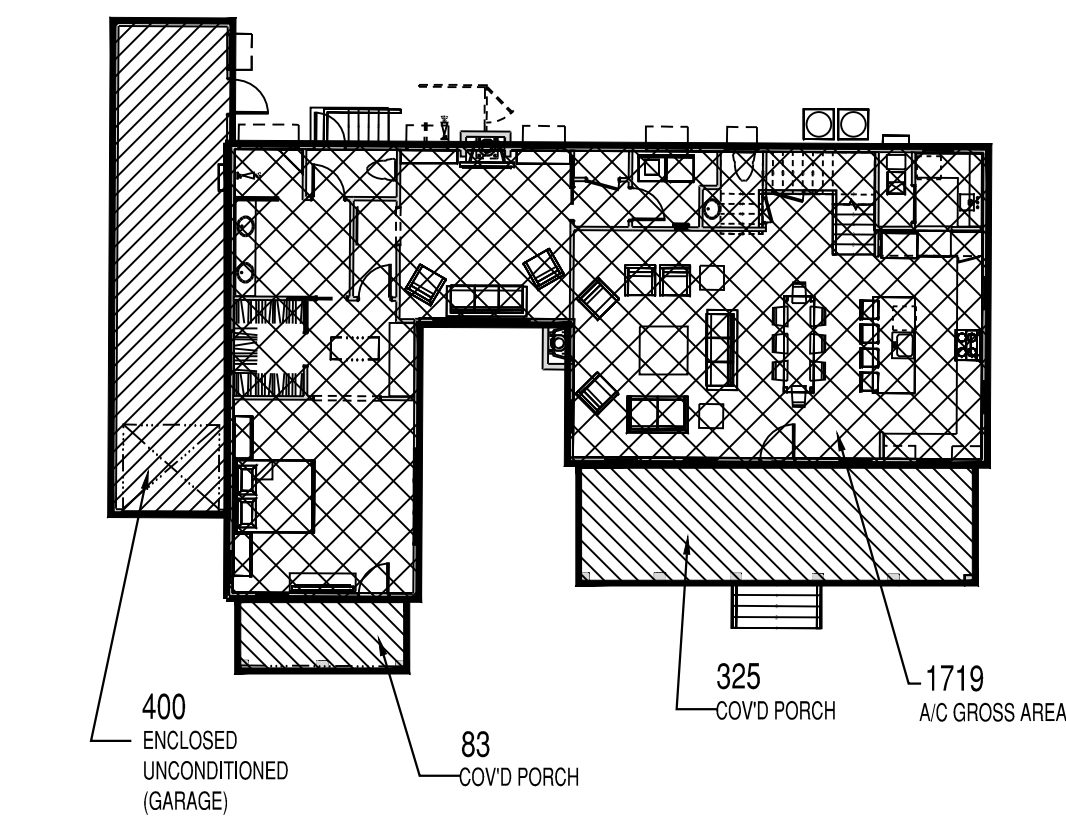
myperfectcolor.com

Benjamin Moore™ OC-64 Pure White



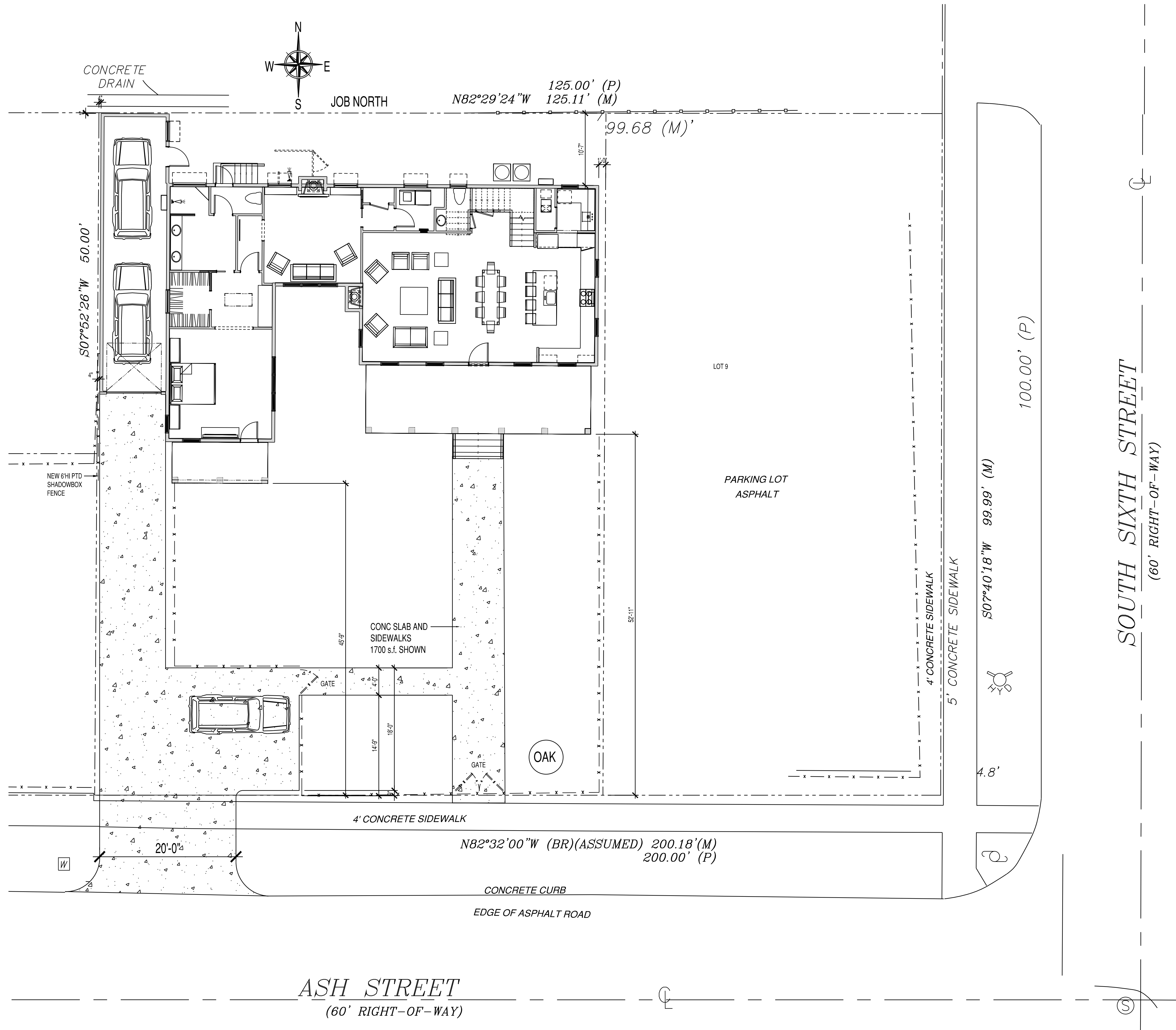


AREA-
2nd FLOOR
1/16"=1'



A/C AREAS:		1st A/C	1719
		2nd A/C	922
A/C AREA TOTAL:			2641
ENCLOSED UNCONDITIONED		400	
ENCLOSED UNCONDITIONED		325	
BUILDING AREA TOTAL:			3366
COVID PORCH		325	
COVID PORCH		83	
UNDER ROOF TOTAL:			3774

AREA-
1st FLOOR
1/16"=1'



SITE PLAN
1/16"=1'

John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN.H.DODD@JHDSOUTH.NET

Issue Date of Progress Prints*

Issued	Issued to:
Date:	
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

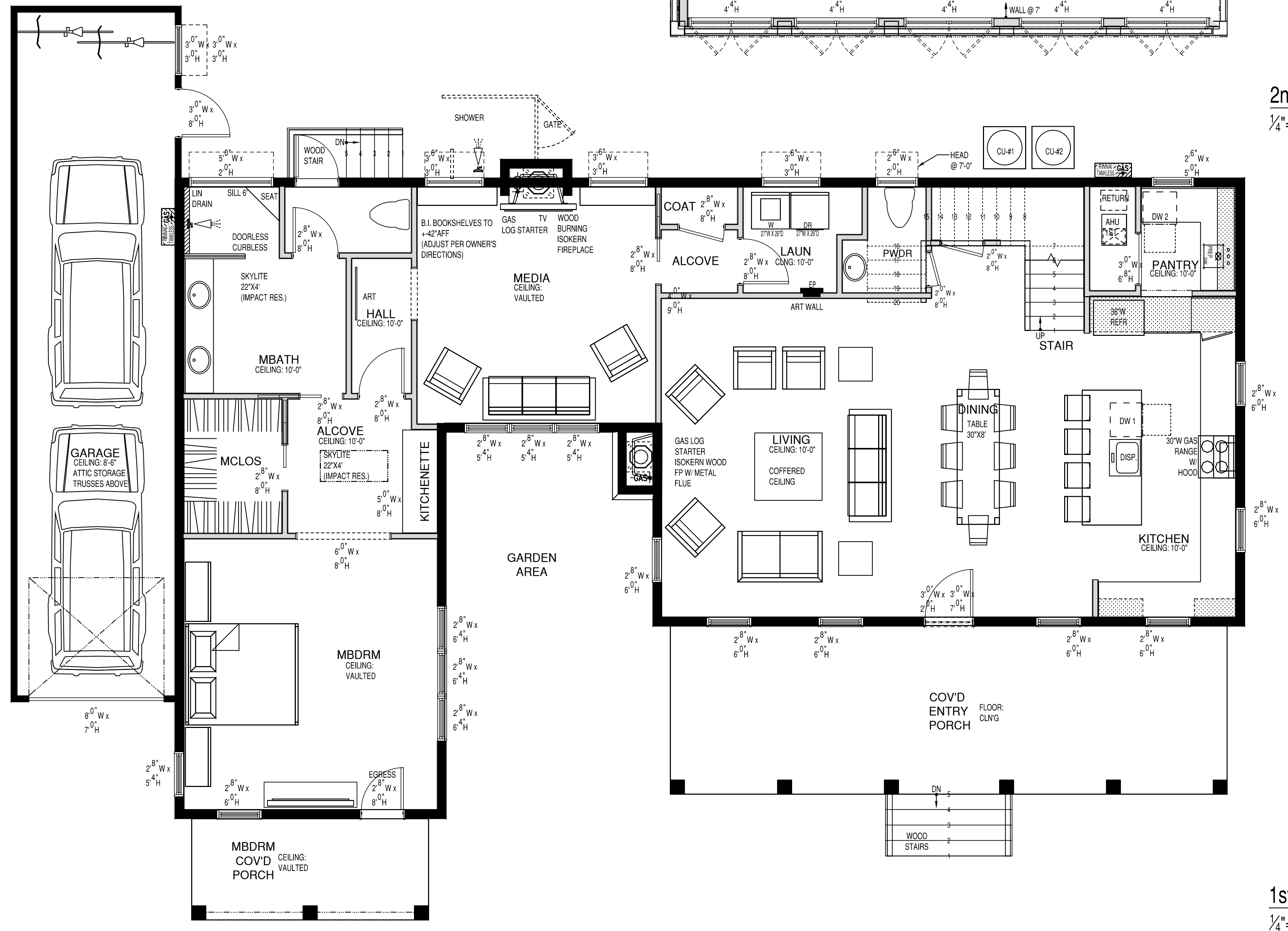
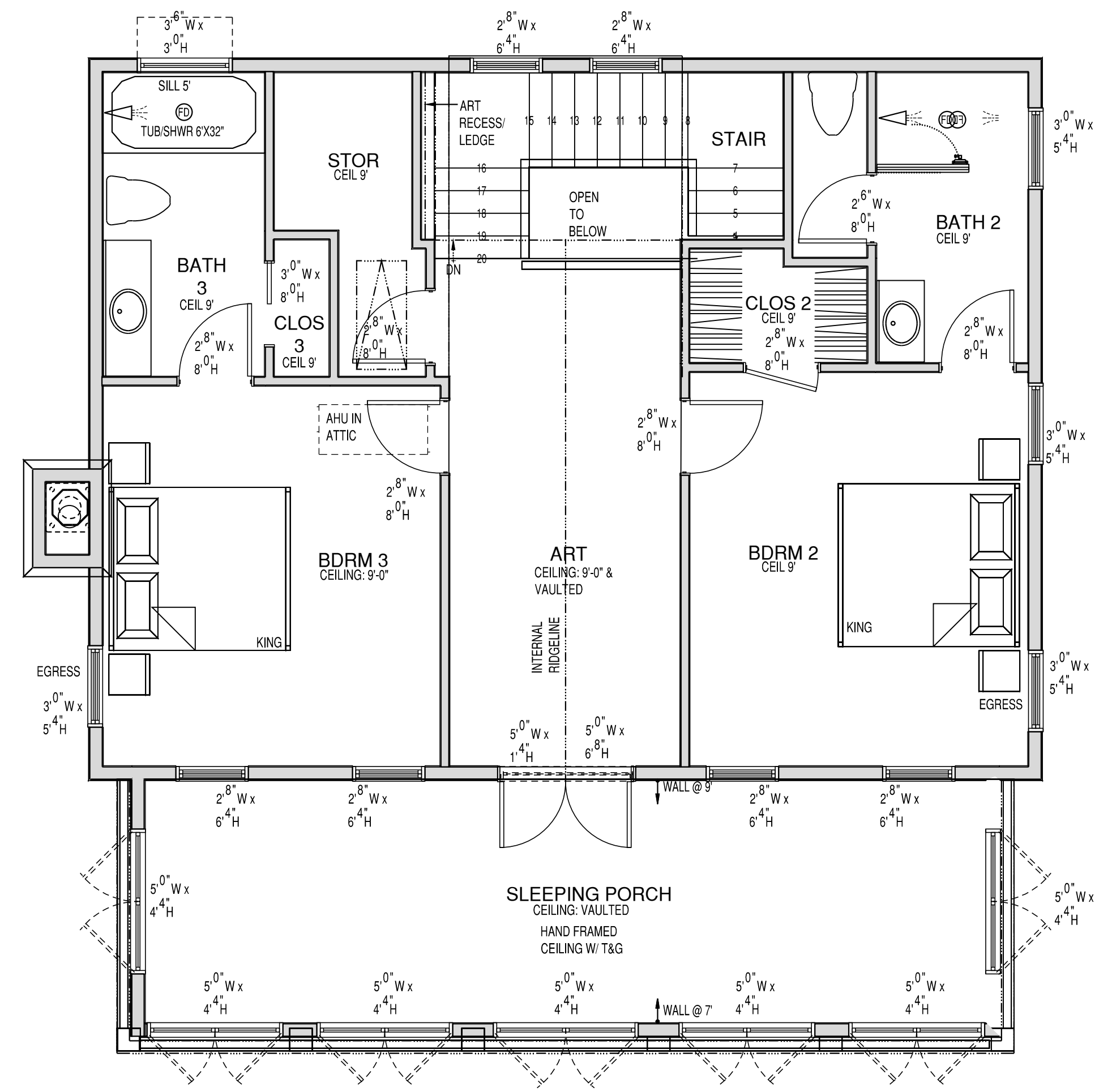
GRAPHIC SCALE
1/16"=1'

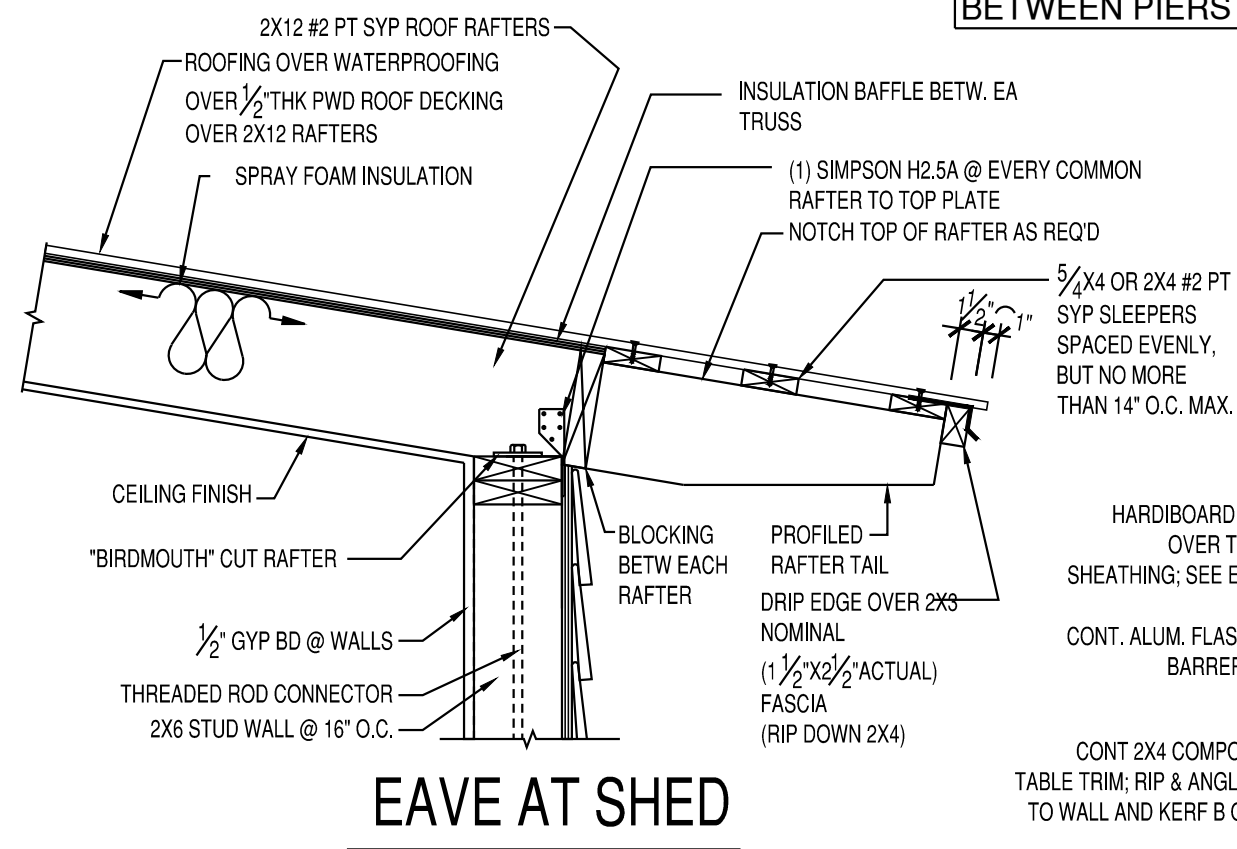
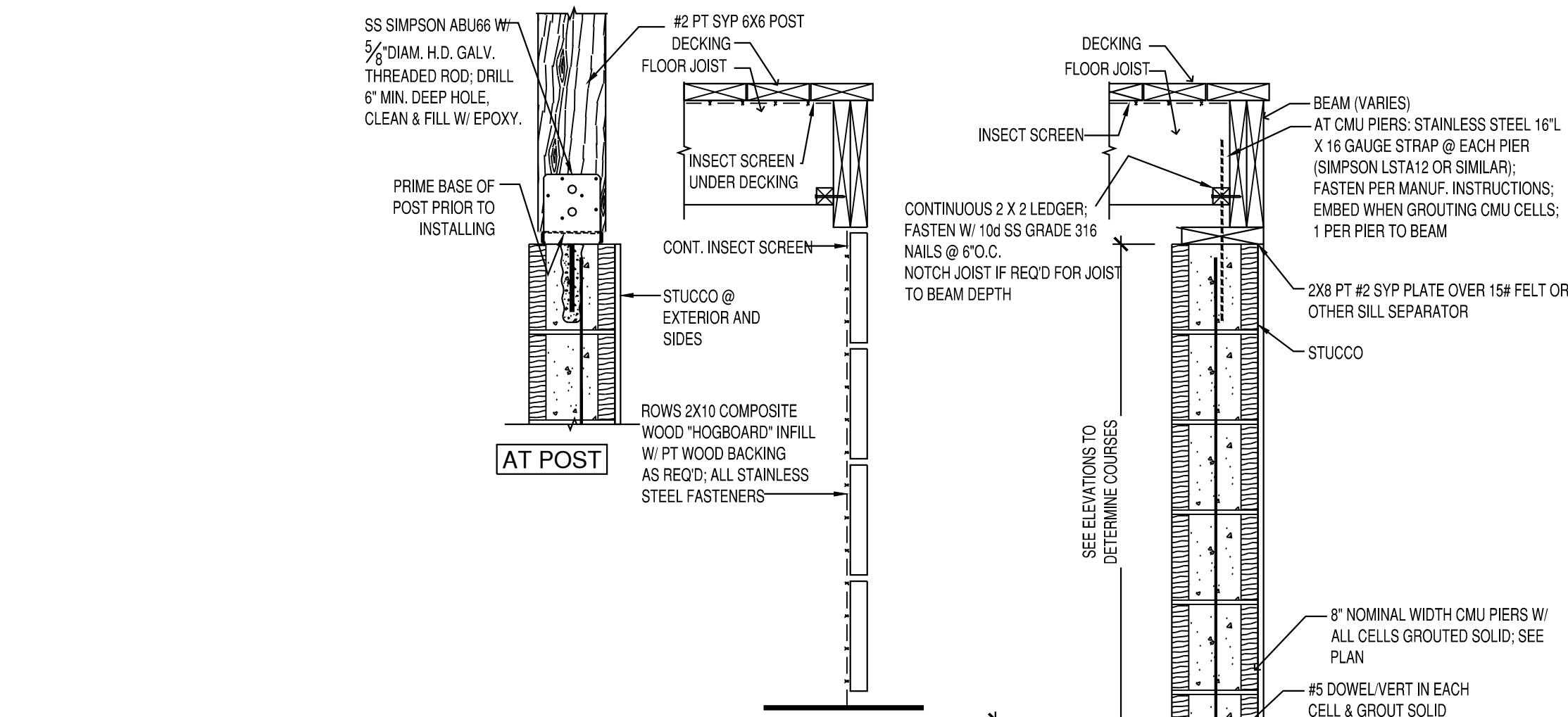
SITE PLAN

North / Elevation Key

Sheet

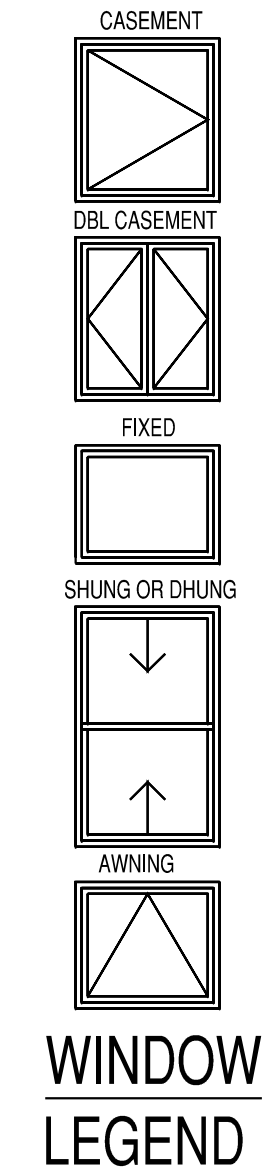
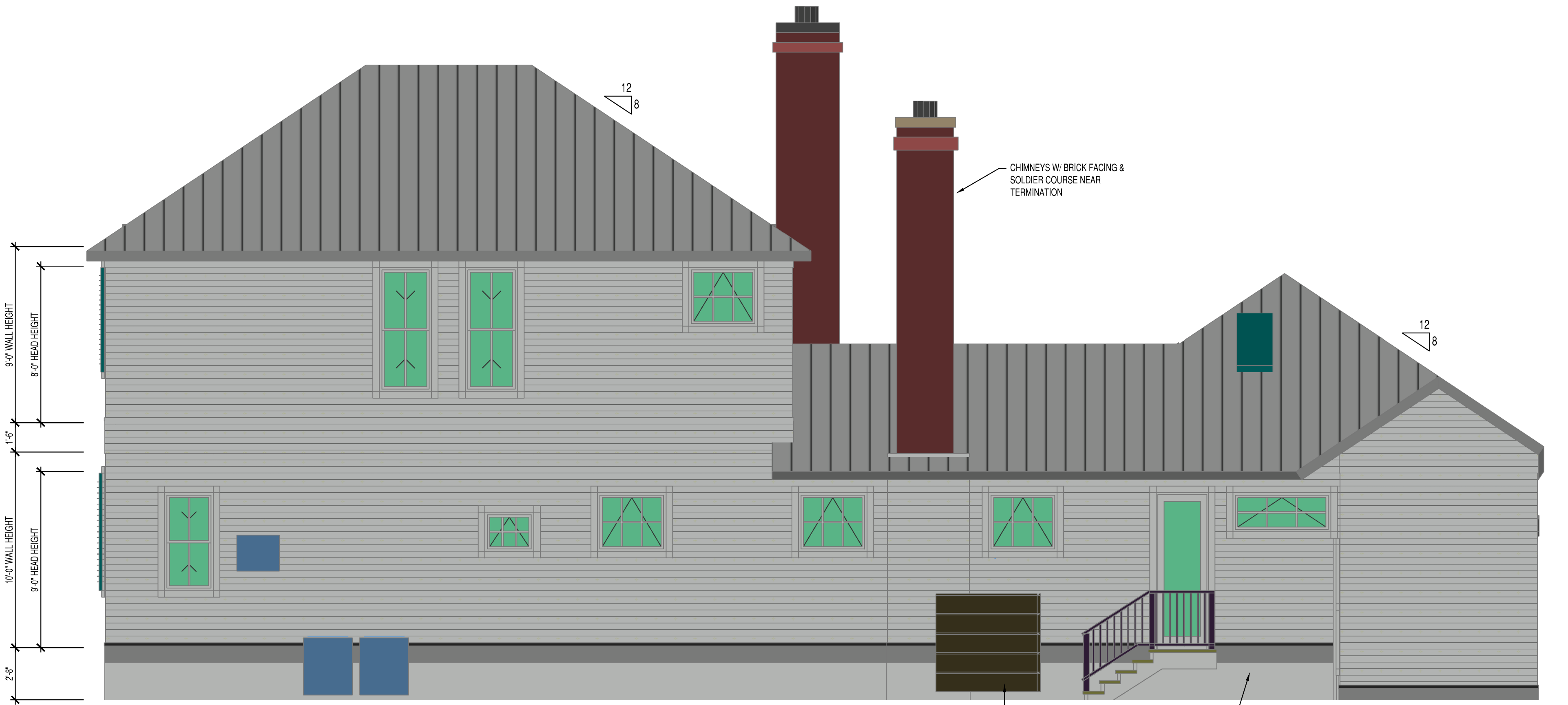
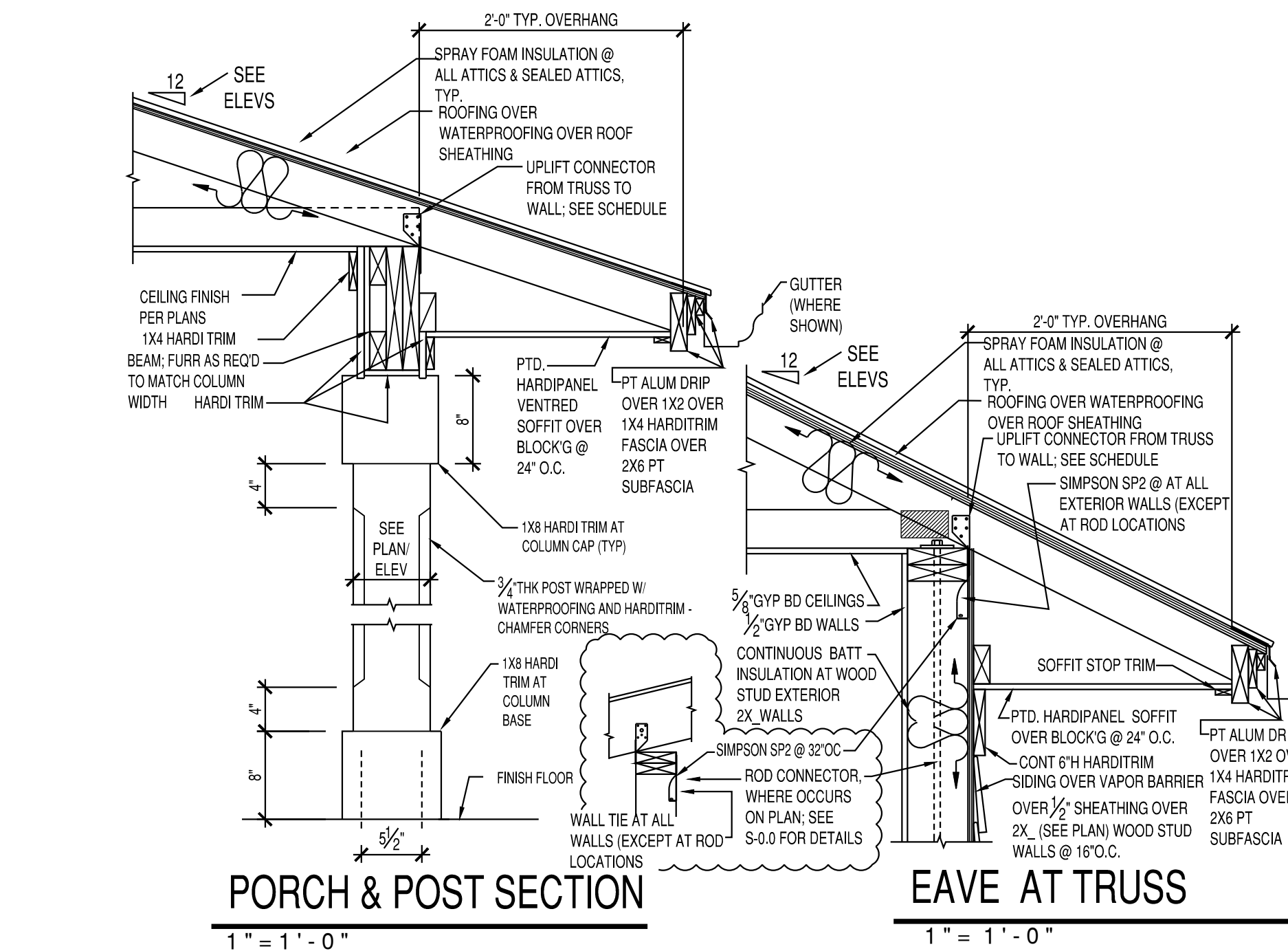
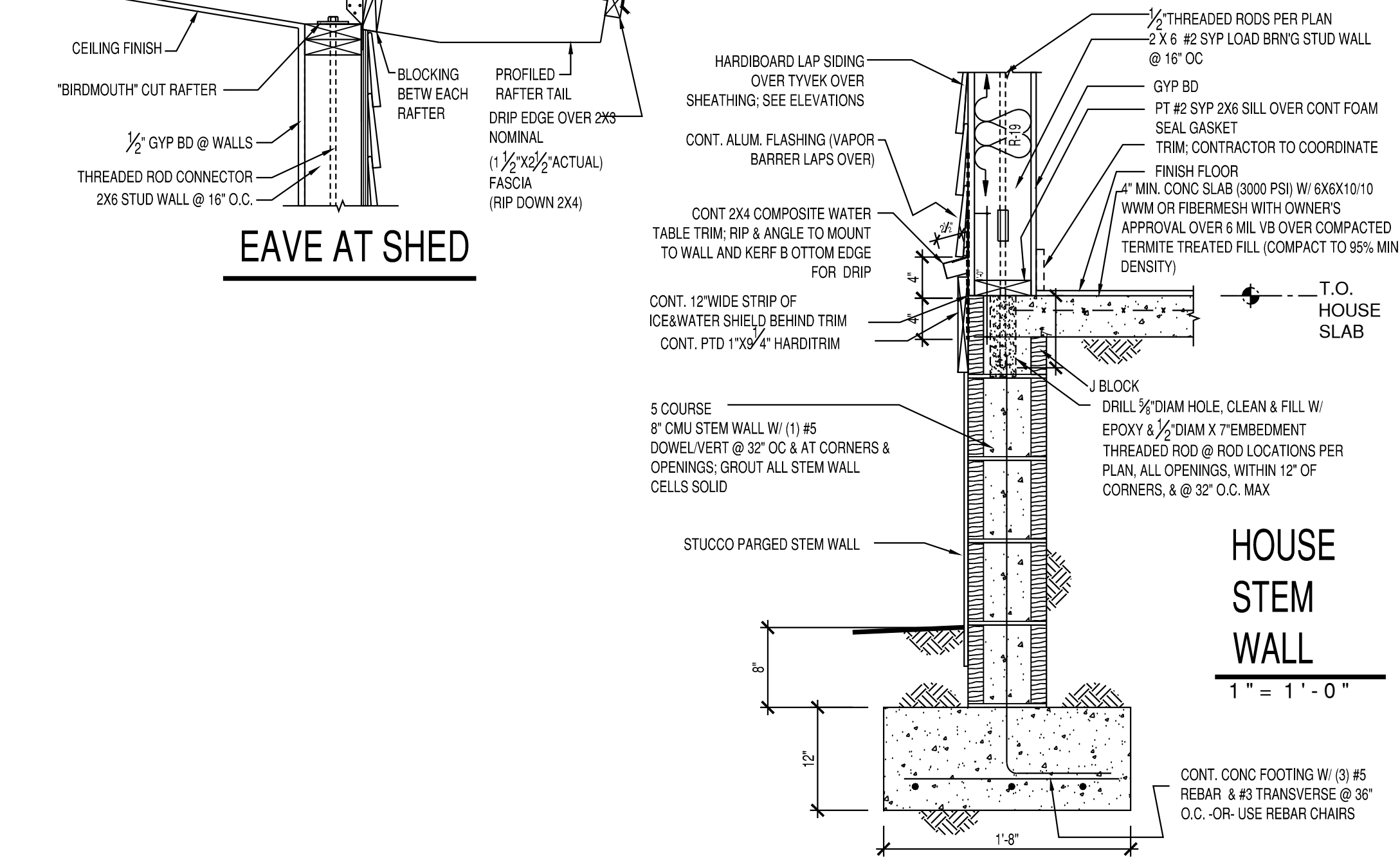
C-1





PORCH FOUNDATION

1" = 1' - 0"



John H. Dodd ARCHITECT, INC.
 2775 RACHEAL AVENUE
 FERNANDINA BEACH, FL 32034
 TEL (904) 583-4044
 Email: JOHN.H.DODD@JHDA.COM

Issue Date of Progress Prints*	
Issued Date:	Issued to:
7-9-20	HDC COA - 1ST REVIEW

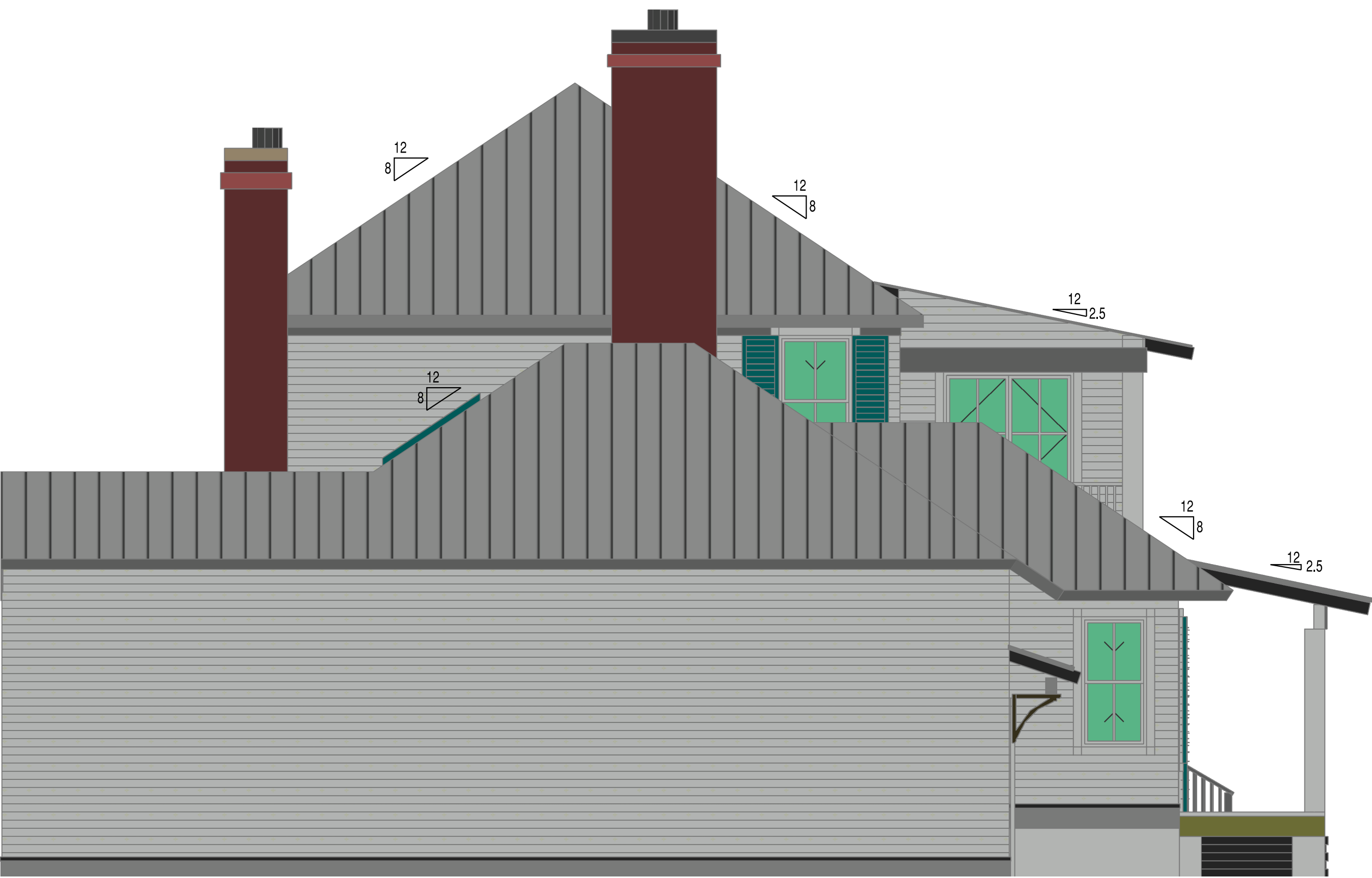
KEMP-BOYER RESIDENCE
 511 ASH STREET, FERNANDINA BEACH, FL

ELEVATIONS 1

North / Elev Key

Sheet **A-2.1**

GRAPHIC SCALE: 1/4" = 1'-0"



WEST ELEVATION
1/4"=1'



EAST ELEVATION
1/4"=1'

John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN.H.DODD@BELLSOUTH.NET

Issue Date of Progress Prints*	
Issued	Issued to:
Date:	
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

ELEVATIONS 2

North / Elev Key

Sheet
A-2.2

GRAPHIC SCALE

1/2"=1'-0"

0

1

2

3

4

5

6

7

8

9

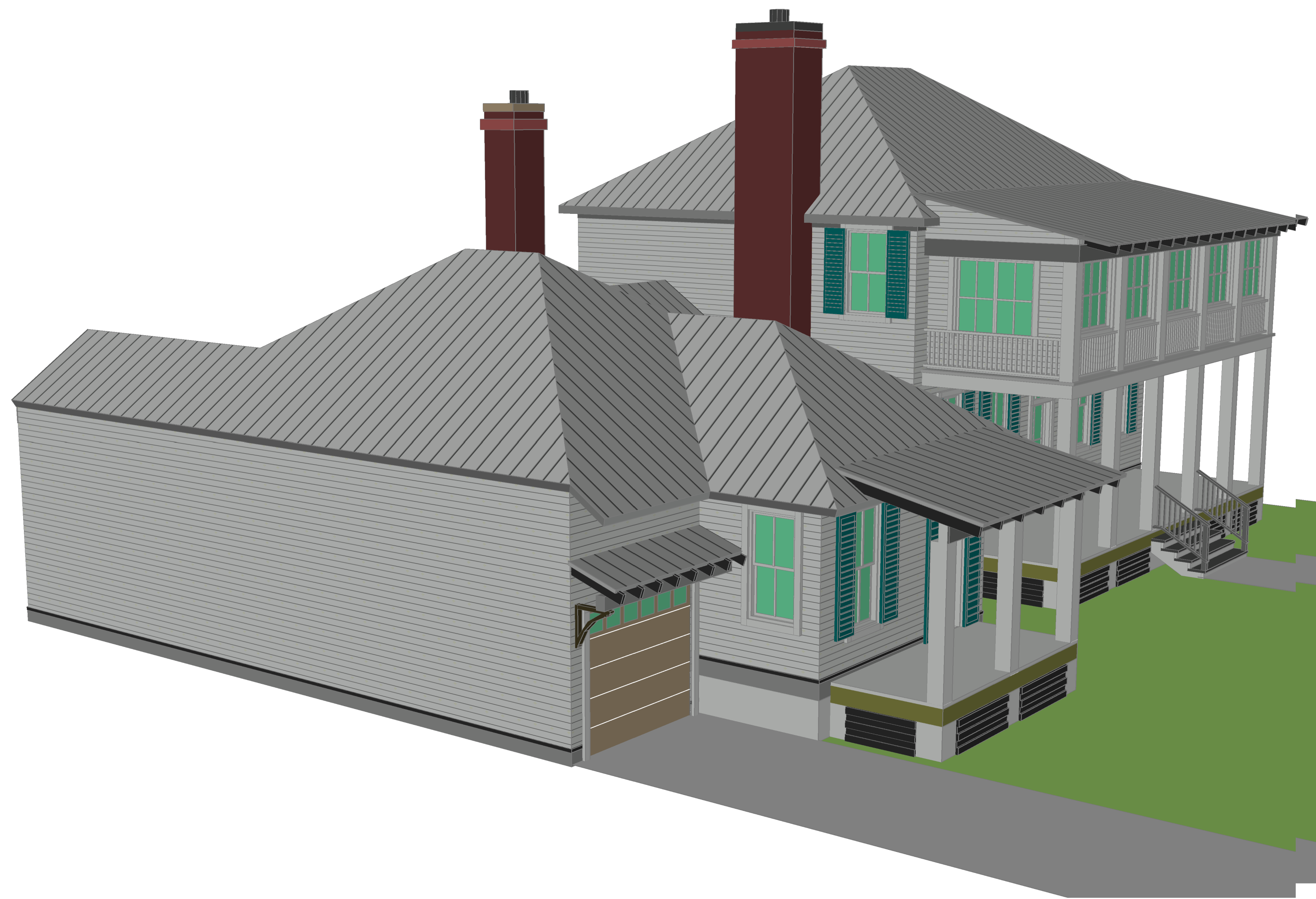
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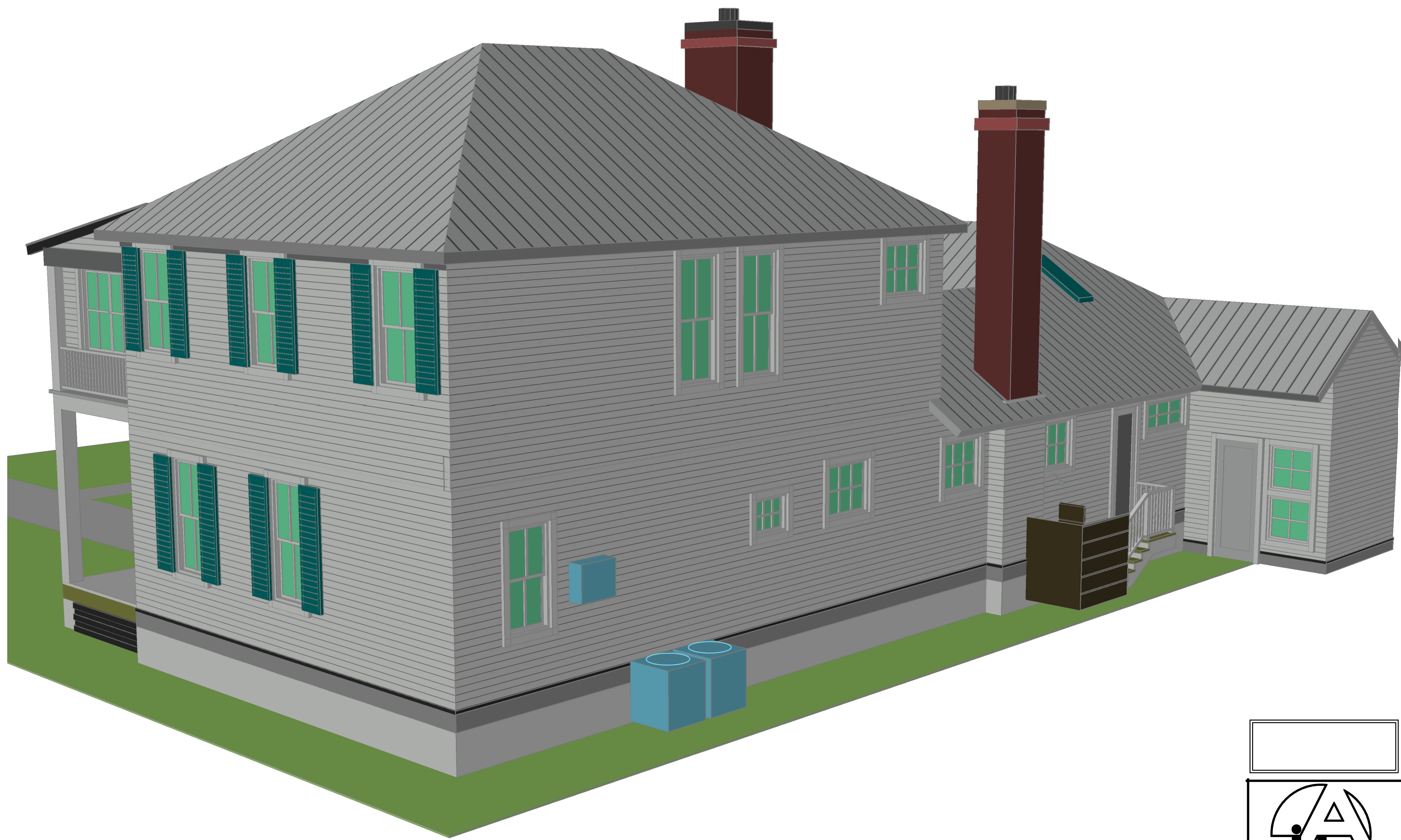
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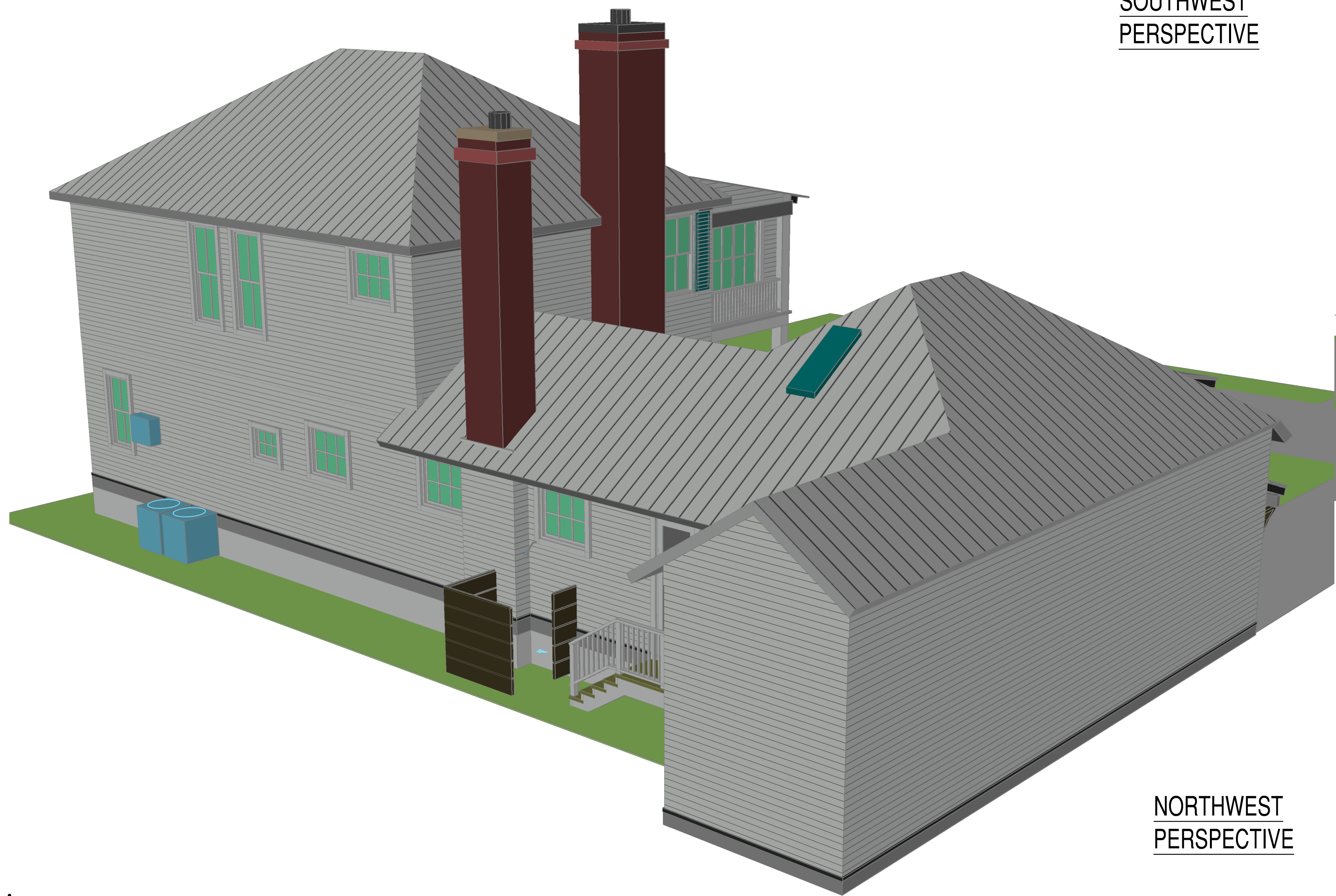
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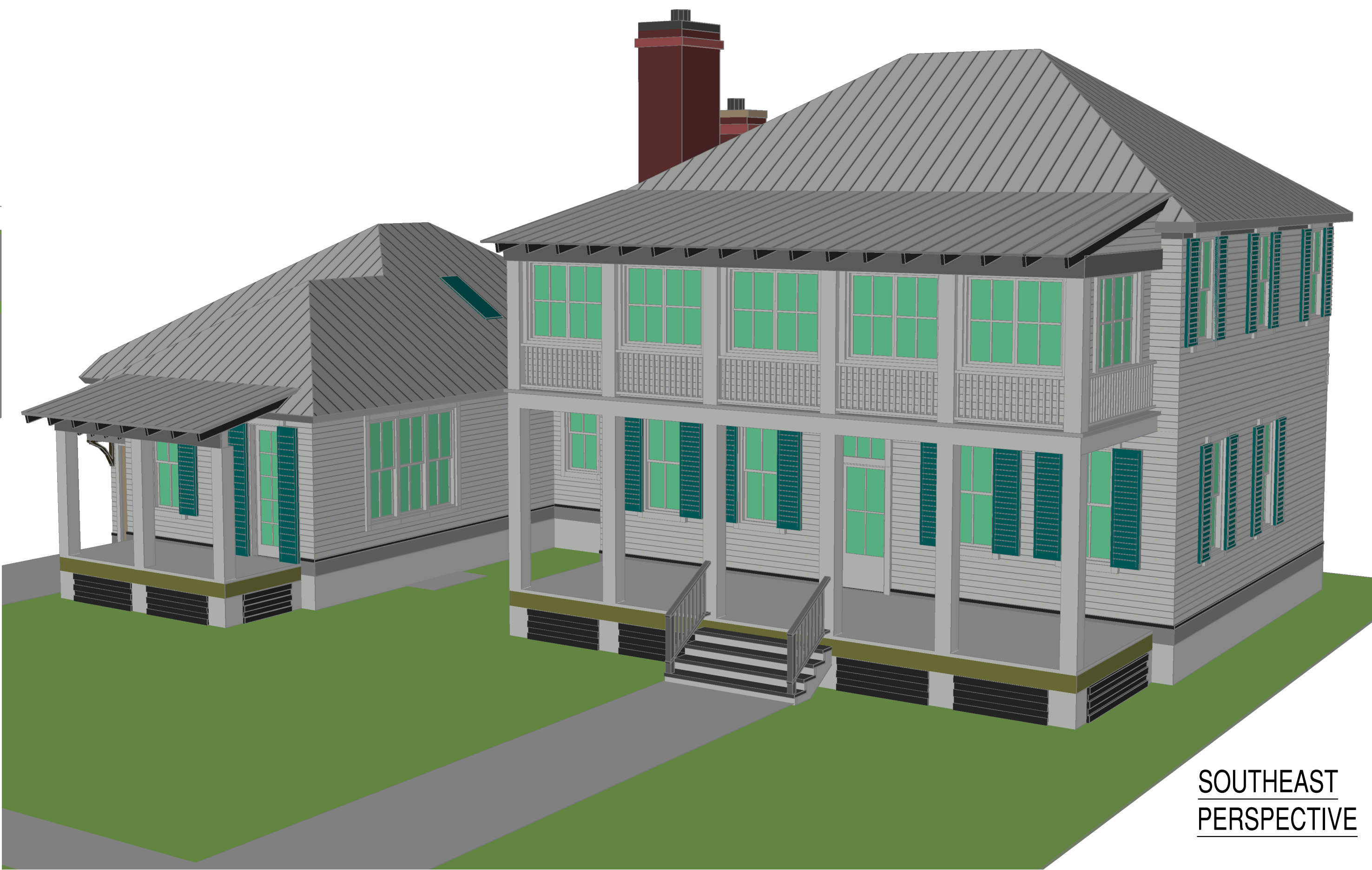
SOUTHWEST
PERSPECTIVE



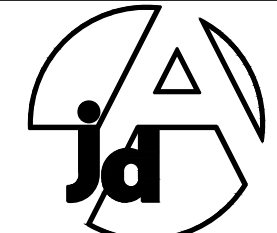
NORTHEAST
PERSPECTIVE



NORTHWEST
PERSPECTIVE



SOUTHEAST
PERSPECTIVE



John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN@JHDDODDARCHITECT.COM

Issue Date of Progress Prints*	
Issued	Issued to:
Date	
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

GRAPHIC SCALE
1/8" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

PERSPECTIVES

North / Elevation Key

W N E S

Sheet
A-3.1















HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-0006
OCTOBER 15, 2020

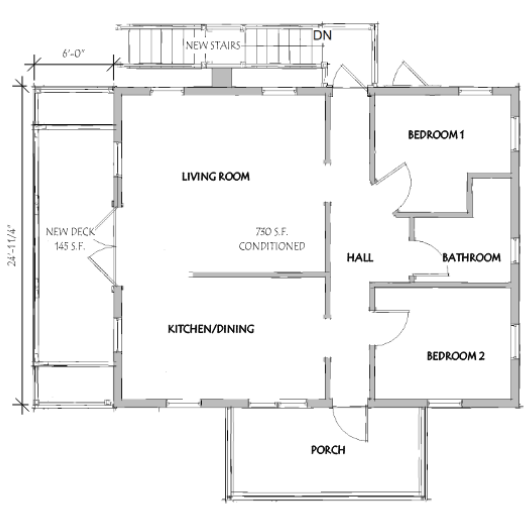
Owner/Applicant:	Michael & Susan O'Donnell / Mark Akins, Rice Architect
Property Address:	214 S. 7 th Street
Requested action:	Variance from Land Development Code Section 5.01.10 & 5.01.04(A)(1)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home & Accessory Dwelling Unit
FL Master Site File #	NA00461
Year Built:	1889
Contributing Status:	Contributing

All required application materials have been received. All fees have been paid. All required notices have been made.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from two sections of the Land Development Code. Specifically, LDC 5.01.10(A) Maximum Height of Fences and Walls for the R-2 zoning district. The City's residential zoning districts have a maximum fence height allowance of six feet. The variance requested is to allow for an eight-foot fence on the eastern (rear) property line.

Additionally, the applicant is seeking a variance to allow for the expansion of an existing non-conforming Accessory Dwelling Unit on the southeast corner of the subject parcel. The existing ADU is list as 732 square feet on the Property Appraiser's website. As part of the COA that the board will review following this request, the applicant is proposing to construct a 6' x 24' 1 1/4" 2nd floor porch, of which 19' 3" is proposed to be covered by a roof.



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"The existing building is non conforming with respect to footprint and setbacks, therefore special conditions exist."</i>	<u>Fence:</u> The subject property abuts existing commercial and the MU-8 allows for additional commercial on the vacant lot to the east. The proposed fence will provide additional screening from the commercial uses and the heavy traffic along 8 th Street. <u>Deck:</u> The existing ADU, originally built in 1889 as the garage for the Kelly House, is an existing non-conforming structure in terms of size. The requested expansion is not based on an identified hardship.	YES NO
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"No special privilege is granted."</i>	<u>Fence:</u> The MU-8 zoning district allows for 8 foot fencing. However, the 8 th Street Design Standards do not allow for opaque fencing. <u>Deck:</u> The proposed expansion of the existing nonconforming structure does not meet the requirement of LDC 10.01.02(C) Nonconforming Historic Structures.	NO NO
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"See item 1."</i>	<u>Fence:</u> The 6-foot maximum fence height applies to all the residentially zoned property abutting the MU-8 corridor. <u>Deck:</u> Accessory Dwelling/Structure footprints are limited to 625 SF The proposal is not based on a hardship.	NO NO

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>“The requested roof covering and the 8’ fence are the minimum needed for reasonable use..”</i>	<u>Fence:</u> The 8-foot fence would provide additional screening from the busy 8th Street corridor and additional buffer from the commercial property. <u>Deck:</u> The request is not the minimum needed for the preservation or restoration of the contributing structure.	YES NO
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“The requested variance is in harmony.”</i>	<u>Fence:</u> The MU-8 zoning district to the east allows 8-foot fencing, however, not opaque fencing for privacy. <u>Deck:</u> LDC section 10.01.02 specifically addressed expansion of nonconforming situations. The requested proposal is not due to a specific hardship.	YES NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>“The variance is compatible.”</i>	<u>Fence:</u> The proposed fence will not be detrimental to the public health, safety, welfare, or environment. <u>Deck:</u> The proposed fence will not be detrimental to the public health, safety, welfare, or environment.	YES YES

10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria above.

APPENDIX A CRITERIA

1. PUBLIC INTEREST:

A variance would not be contrary to the public interest, safety, or welfare.

2. SPECIAL CONDITIONS:

Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

3. LITERAL INTERPRETATION:

Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

4. MINIMUM VARIANCE:

The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

5. ALTERATION:

In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

6. NEW CONSTRUCTION:

In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet the six requirements for granting a variance, and as such, must recommend denial.

Staff recommends: Denial of HDCV 2020-0006

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-0006 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case HDCV 2020-0006, as presented, **is or is not** substantially compliant with the City's Land Development Code and Comprehensive Plan to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 HDCV 2020-0006 Application and Backup Materials
EXHIBIT 2 Plans, Elevations, and Survey

Respectfully Submitted,



Jacob M. Platt
Senior Planner

Reviewed by



Salvatore J. Cumella
Historic Preservation Planner

Print**Historic District Council (HDC) Variance Application - Submission #5547**

Date Submitted: 7/8/2020

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- ☒ Residential \$850
- ☐ Commercial \$1,000

IMPORTANT NOTES**Application Requirements**

- ☒ A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;
- ☒ A current signed, sealed, scaled survey of the property (no older than two years from date of application);
- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☒ A detailed letter stating the reasons for the request
- ☒ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

Please see the Land Development Code (LDC) for detailed information:

- ☒ Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:

- ☒ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☒ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☒ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☒ 4. A variance shall not change the requirements for concurrency.
- ☒ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☒ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☒ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☒ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue
- ☒ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☒ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☒ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☒ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Historic District*

Downtown



Site Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID#(s)*

00-00-31-1800-0040-0020

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Mailing Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Telephone Number*

5122398262

E-mail Address*

MODONNEL9@ICLOUD.COM

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included.

First Name

MARK

Last Name

AKINS

Company (if applicable)

RICE ARCHITECT

Mailing Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

PROJECT INFORMATION

Variance requested from LDC section(s):*

LDC 5.01.03 (H,I) / LDC 5.01.04

Summary of Request (more detailed information to be provided in required letter of intent)*

Owner is renovating the existing Accessory Building on their property. This includes 2 elements which are the subject of the variance request:

1. A proposed roof covering over a new deck
2. An 8' privacy fence along the rear yard property line.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.*

The existing building is non conforming with respect to footprint and setbacks, therefore special conditions exist.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.*

No special privilege is granted.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

See Item 1.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.*

The requested roof covering and the 8' fence are the minimum needed for reasonable use.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.*

The requested variance is in harmony.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

The variance is compatible.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in LDC Section 10.02.02(A): That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

The variance is not contrary.

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

The existing accessory dwelling is currently non-conforming, therefore presenting a special condition.

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

The purpose of the proposed design is to bring the existing accessory dwelling into harmony with the historically significant principle residence.

4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

The variance is the minimum necessary.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

N/A

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

N/A

Or, as an alternative, that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.

The variance is not contrary.

2. The variance would not significantly diminish the historic character of the Historic District or Site.

The variance will not diminish the historic character.

3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.

The variance is the minimum necessary.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

N/A

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant's First Name*

MARK

Applicant's Last Name*

AKINS

Today's Date*

7/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernadnina Beach, Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

Upload Supplemental Materials

Choose File

No file chosen

Upload 2

Choose File

No f...osen

Upload 3

Choose File

No f...osen



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE MICHAEL O'DONNELL & SUSAN B. O'DONNELL
(print name of property owner(s))

hereby authorize: MARK H. AKINS - RICE ARCHITECT
(print name of agent)

to represent me/us in processing an application for: Susan B. O'Donnell
(type of application) HDC, VARIANCE

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

MICHAEL O'DONNELL
(Print name of owner)

SUSAN B. O'DONNELL
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

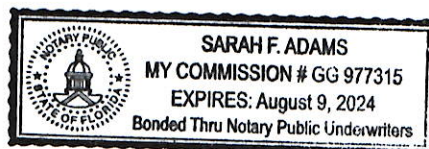
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day
of JULY, 2020, by MICHAEL & SUSAN B. O'DONNELL

[Signature]
Notary Public

Sarah F Adams
Printed Name

My Commission Expires

Personally Known OR Produced Identification X ID Produced: FL DL



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 19-201766
Sales Price: \$735,000.00

Parcel No.: 00-00-31-1800-0040-0020

This **WARRANTY DEED**, made the **3rd day of February, 2020**, by **Nancy E. Rossiter, an unmarried person** (whether one or more, the "Grantor"), to **Michael O'Donnell and Susan Buchanan O'Donnell, husband and wife**, whose post office address is 214 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All of that certain piece or parcel of land, situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and being further described on the official plat or map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901), as Lot 2 and the North 35 feet of Lot 3, Block 40.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

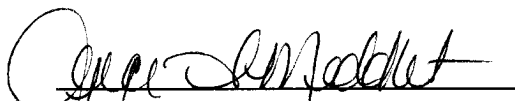
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

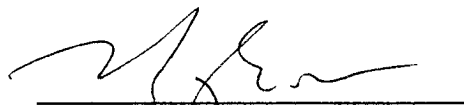
TO HAVE AND TO HOLD the same in fee simple forever.

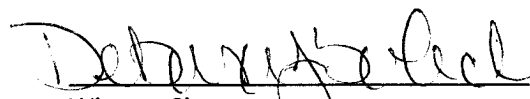
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

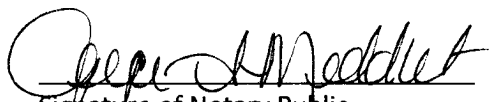

Nancy E. Rossiter

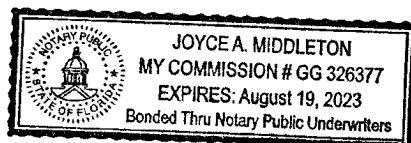

Witness Signature
Printed Name: Debora J. Solich

Address:
214 South 7th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of February, 2020, by Nancy E. Rossiter.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL drivers license

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 001 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000500	SFR	CUST	AE?	Y	2840	HTD AREA	114.492	INDEX	1005.00	FB	HIST	DISTRIC	PUSE	000800	MULTI-FAMILY
MOD	1	SFR	BATH	1.50		2974	EFF AREA	120.903	E-RATE	120.000	INDX	STR	23- 3N- 28			
EXW	05	AVERAGE	FIXT			359,567	RCN			1889	AYB	MKT	AREA 01		391,906	BLDG
50%	14	WD SHINGLE	BDRM	2		86.12	%GOOD	309,659	B BLDG VAL	1990	EYB	APPR	5		10,545	XFOB
RSTR	08	IRREGULAR	RMS									AC			189,000	LAND
RCVR	03	COMP SHNGL	UNTS									NTCD			0	CLAS
%	.		C-W%									APPR	CD		0	MKTUSE
INTW	06	CUST PANEL	HGHT									CNDO			591,451	JUST
50%	08	DECORATIVE	PMTR									SUBD			591,451	APPR
FLOR	12	HARDWOOD	STYS	2.0								BLK				
%	.		ECON									LOT			177,034	SOHD
HTTP	04	AIR DUCTED	FUNC									MAP#	6C/23S		414,417	ASSD
A/C	03	CENTRAL	SPCD									HX			50,000	EXPT*
QUAL	04	CLASS	DEPR	60								TXDT	002		364,417	COTXBL
FNDN	.		ADDS	.									364,417	CITXBL	364,417	OTTXBL
SIZE	04	IRREGULAR	UD-2	.												
CEIL	.		UD-3	.												
ARCH	.		UD-4	.												
FRME	02	WOOD FRAME	UD-5	.												
KTCH	.		UD-6	.												
WNDO	.		UD-7	.												
CLAS	.		UD-8	02	DIST F											
OCC	.		UD-9	.												
COND	.		%	.												
SUB	A-AREA	%	E-AREA	SUB	VALUE											
BAS93	1669	100	1669	173778												
FOP93	36	30	11	1146												
UOP93	592	20	118	12287												
STR93	52	10	5	520												
FUS93	1171	100	1171	121928												
TOTAL	3520		2974	309659												

EXTRA FEATURES										FIELD CK:											
AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
Y		0825	BRICK	19	10		1		1994	1.00	190.000	SF	6.500			7.799			93.00		1,378
Y		0825	BRICK	20	7		1		1994	1.00	140.000	SF	6.500			7.803			93.00		1,016
Y		0850	PEBBLE WLK				1		1990	1.00	274.000	SF	3.500			4.202			70.00		806
Y		0495	FP-2-DB-GD				1		1910	1.00	3.000	UT	5200.000			6240.000			20.00		3,744
Y		0825	BRICK				1		1994	1.00	56.000	SF	6.500			7.796			93.00		406
Y		0825	BRICK	19	7		1		1998	1.00	133.000	SF	6.500			7.796			95.00		985

LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:											
AE	CODE	TOPO	UTIL	{UD2	{UD4	BACK	DT	ADJUSTMENTS											
Y	000800	MULTI-FAM	R-2	0003		135	100	1.00	1.00	.80	1.00	135.000	FF	1750.000		1400.00			189,000
B001 - OLD CLAPBOARD & WOOD SHINGLE EXTERIOR WALLS										B001 - 3RD FLOOR ATTIC									
PRCL - 216(BLDG 2) IS GARAGE APT W/SEPARATE METER																			

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 002 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000900	SINGL FAM		AE? Y	732	HTD AREA	109.180	INDEX	1005.00	FB HIST	DISTRIC	PUSE	000800	MULTI-FAMILY				
MOD	1	SFR	BATH	1.00	1178	EFF AREA	89.090	E-RATE	120.000	INDX	STR 23-	3N- 28						
EXW	04	SINGLE SID	FIXT		104,948	RCN			1939	AYB	MKT AREA	01	391,906	BLDG				
50%	05	AVERAGE	BDRM	2	78.37	%GOOD	82,247	B BLDG VAL	1980	EYB	AC		10,545	XFOB				
RSTR	03	GABLE/HIP	RMS								APPR 5		189,000	LAND				
RCVR	12	MODULAR MT	UNTS								NTCD		0	CLAS				
%	.	C-W%							HX AppYr 2014		APPR CD		0	MKTUSE				
INTW	04	PLYWOOD	HGHT								CNDO		591,451	JUST				
%	.	PMTR									SUBD		591,451	APPR				
FLO	08	SHT VINYL	STYS	2.0							BLK							
%	.	ECON									LOT		177,034	SOHD				
HTTP	04	AIR DUCTED	FUNC								MAP# 6C/23S		414,417	ASSD				
A/C	03	CENTRAL	SPCD								HX		50,000	EXPT*				
QUAL	03	CLASS	DEPR	60							TXDT 002		364,417	COTXBL				
FNDN	.	ADDS										364,417 CITXB	364,417	OTTXBL				
SIZE	03	RECTANGLE	UD-2	.														
CEIL	.		UD-3	.														
ARCH	.		UD-4	.														
FRME	02	WOOD FRAME	UD-5	.														
KTCH	.		UD-6	.														
WNDO	.		UD-7	.														
CLAS	.		UD-8	02 DIST F														
OCC	.		UD-9															
COND	.		%	.														
SUB	A-AREA	%	E-AREA	SUB VALUE														
APT93	732	100	732	51107														
USP93	105	30	32	2234														
HXG93	648	55	356	24856														
HXU93	105	55	58	4050														
TOTAL	1590		1178	82247														
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT PR	SPCD %	%GOOD	XFOB	VALUE
Y	0825	BRICK	18	16		1		1998	1.00	288.000	SF	6.500		7.800		95.00		2,134
Y	0100	BAR-B-Q				1		1998	1.50	1.000	UT	200.000		361.905		21.00		76

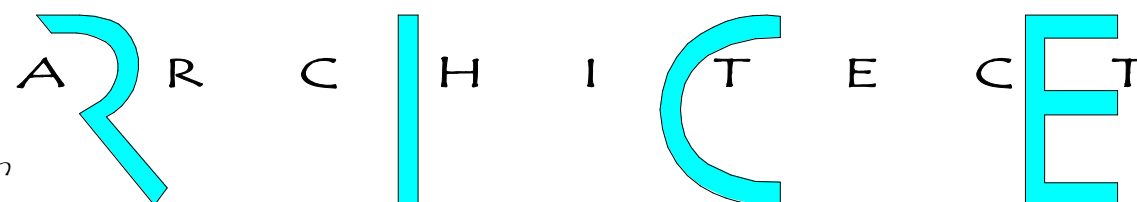


214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

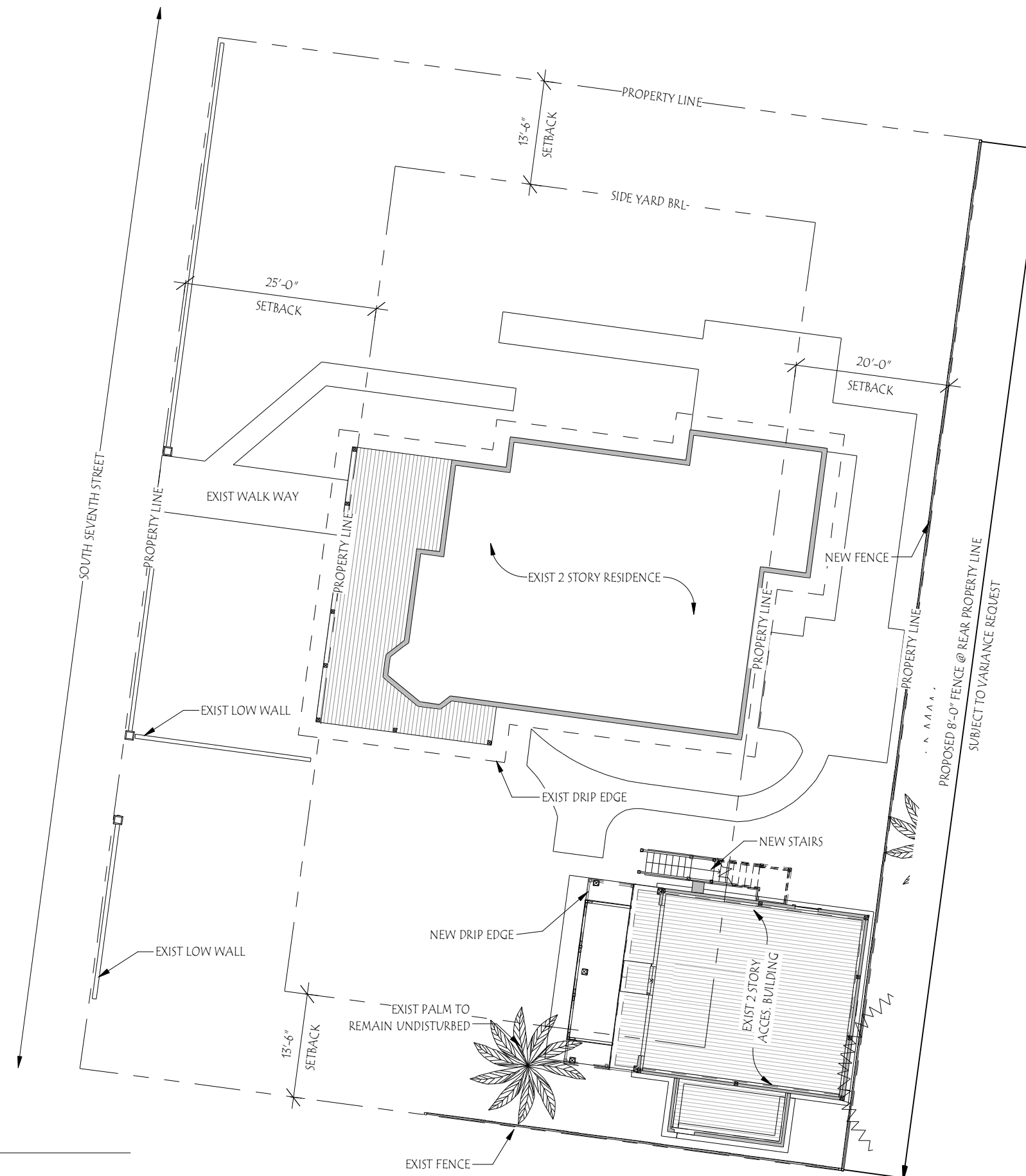


214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

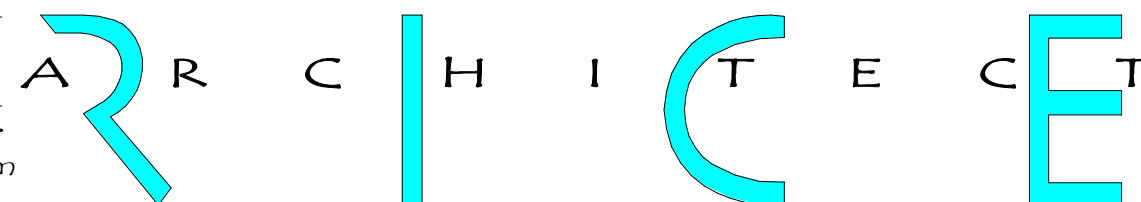


SITE PLAN

SCALE: 1/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

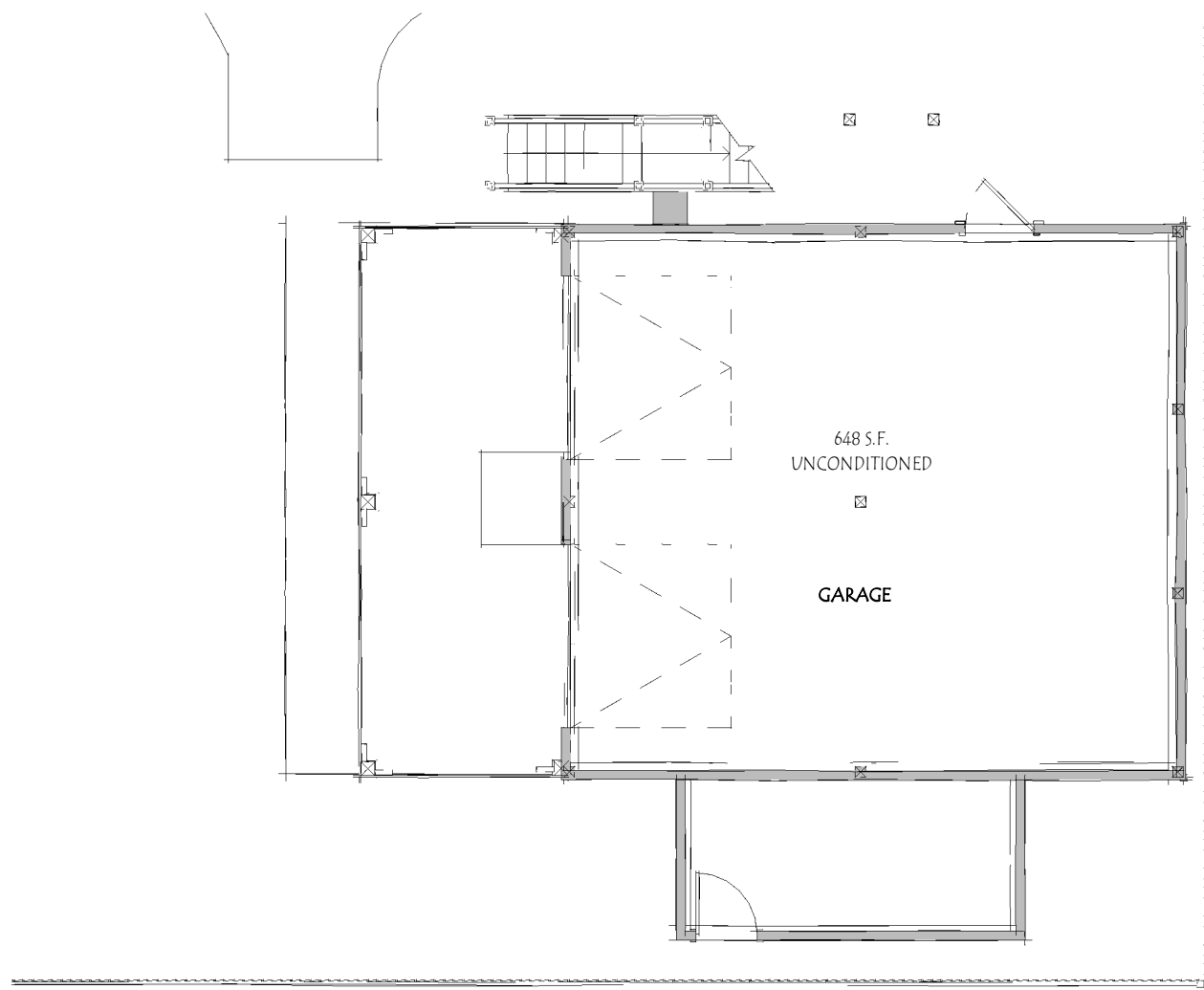


214 S 7TH ST FERNANDINA BEACH 32034

B1.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



1ST FLOOR PLAN

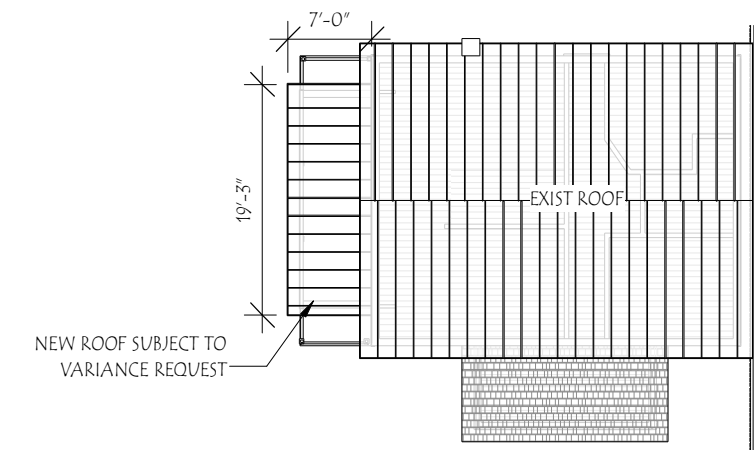
SCALE: 1/8" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

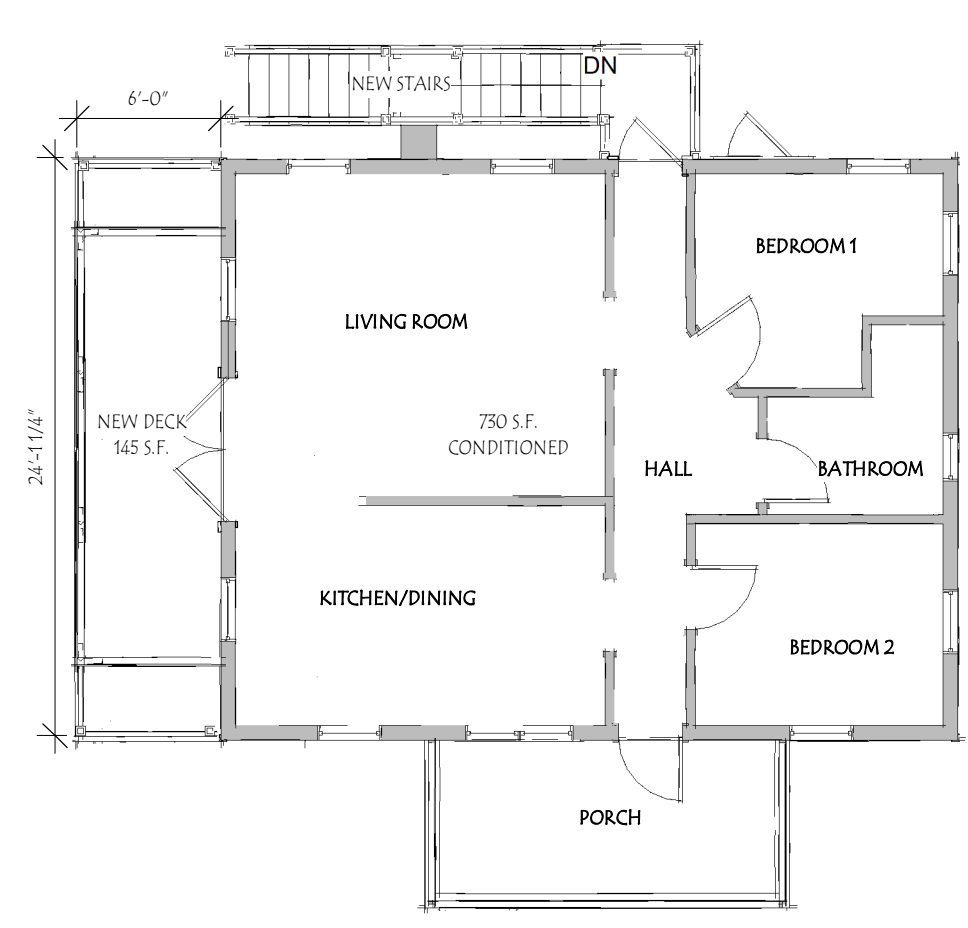
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT



ROOF PLAN

SCALE: 1/16" = 1'-0"



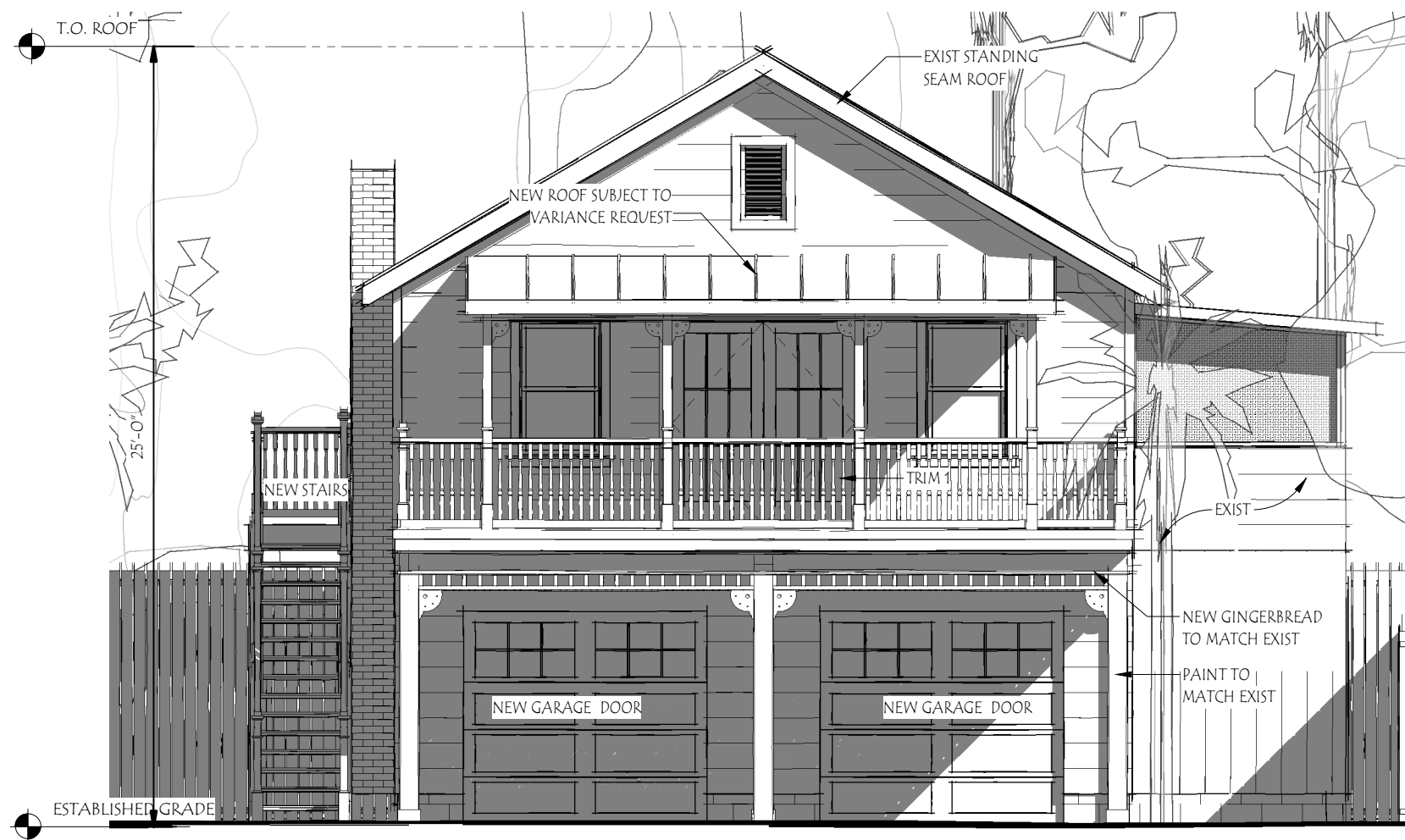
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

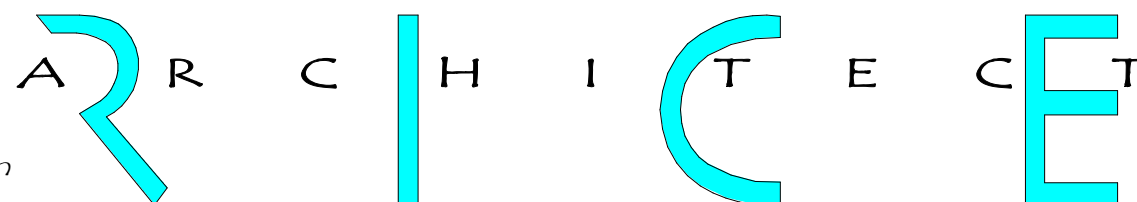
TRIM 2 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

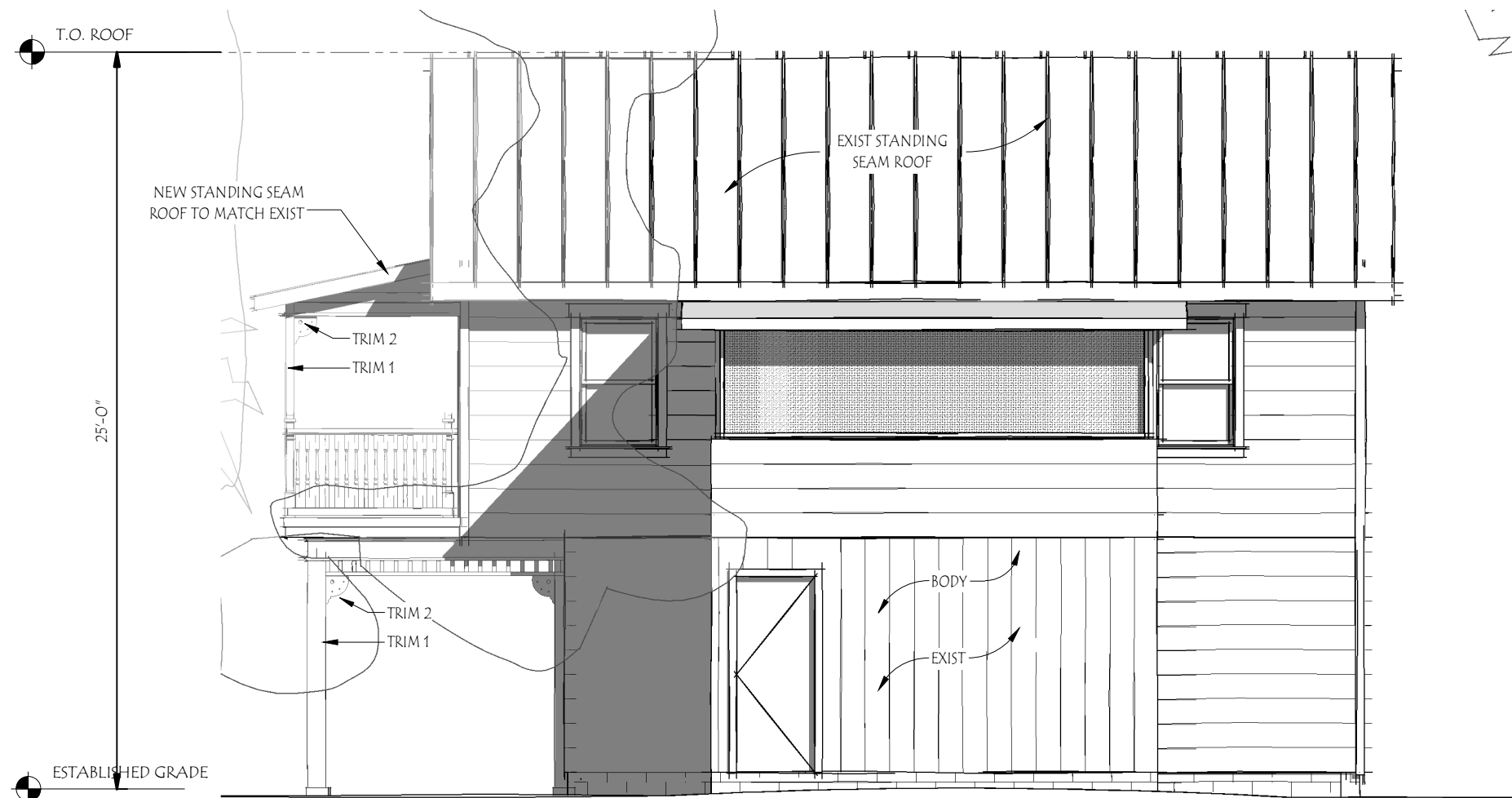
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



R.SIDE ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

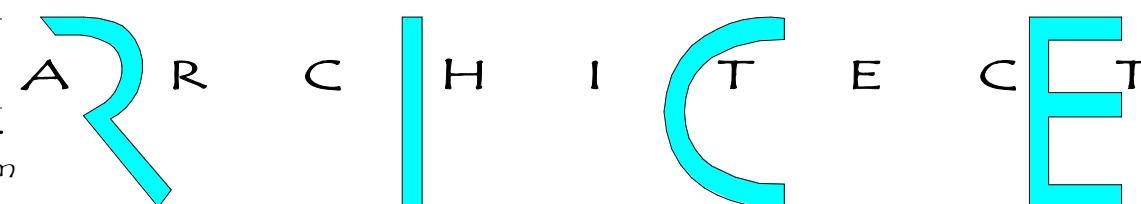
BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

TRIM 2 : SW 6993 Black of Night

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B4.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



VIEW 01 @ ACC. BUILDING EAST ELEVATION



VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

214 S 7TH ST FERNANDINA BEACH 32034

B5.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



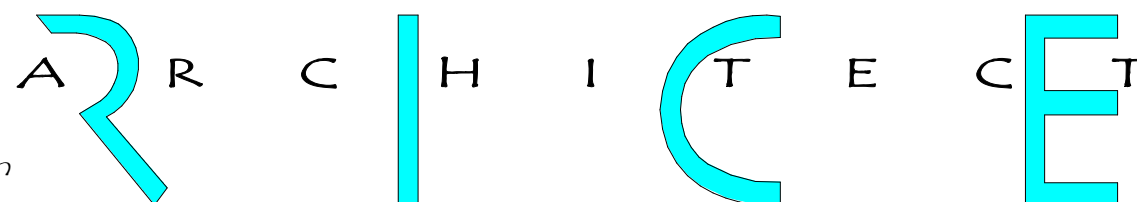
VIEW 01 @ EAST ELEVEVATION FROM A1A



VIEW 02 @ EAST ELEVEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B6.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



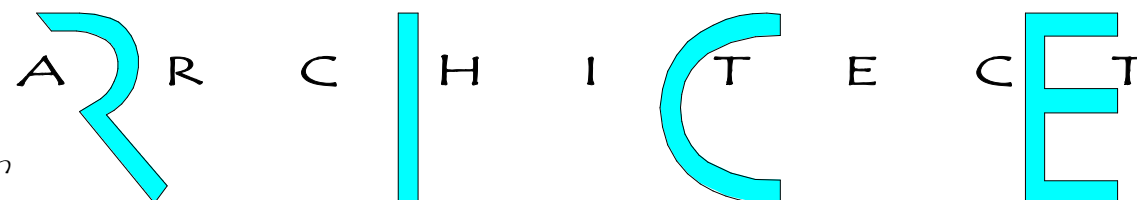
PERSPECTIVE 01 @ ACC. BUILDING



PERSPECTIVE 02 @ ACC. BUILDING

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B7.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

PARCEL B: THE SOUTH 7.5' OF LOT 2, TOGETHER WITH THE NORTH 35 FEET OF LOT 3, IN BLOCK 40.



MICHAEL A. MANZIE, P.L.S. 4069

5/15/18



HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020-0019

OCTOBER 15, 2020

Owner/Applicant:	Michael & Susan O'Donnell / Mark Akins, Rice Architect
Property Address:	214 S. 7 th Street
Requested action:	Certificate of Approval (COA) to construct new footing and foundation, 2 nd floor front porch addition, add exterior stair, replace garage doors, and paint ADU.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home & Accessory Dwelling Unit
FL Master Site File #	8NA00461
Year Built:	1889
Contributing Status:	Contributing

All required application materials have been received. All fees have been paid. All required notices have been made.





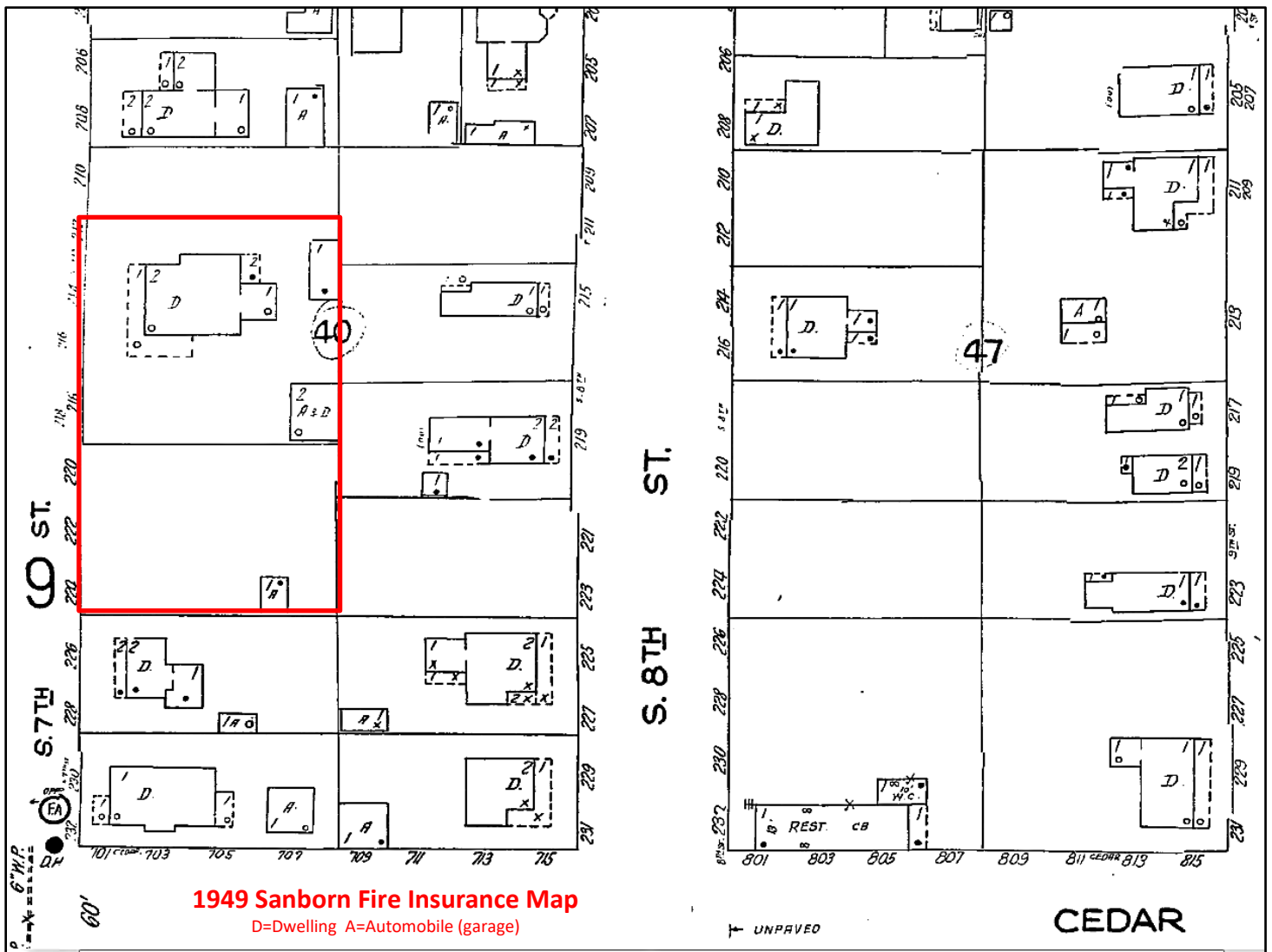
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The Swann-Kelly House was built in 1889 by Samuel A. Swann as the residence of his son, Donovan Swann. In 1907 it was sold to D.A. Kelly. He and his brother owned and ran a prosperous ship's chandlery at Centre and 2nd. Mr. Kelly, his wife, "Miss Dora", and their sons, Dan and Redmond lived there for many years. The Kelly carriage house was constructed in 1926 as a single-story garage. The 1949 Sanborn maps show a second story added to the structure sometime between the years of 1926 and 1949. Both structures are listed as contributing to the Downtown Historic District.

The original property holdings included adjoining properties to the south and totaled an ownership configuration of 200 by 100. The site contained the original 1889 home and three accessory structures; including the Kelly carriage house. A 65x100 foot parcel of land was divided from the original property holdings sometime after 1949 as a home was constructed at 224 S. 7th Street in 1965. This resulted in the current 135x100 foot parcel of land. At present, the property contains the original 1889 Swann house (214 S. 7th Street) and the Kelly carriage house (216 S. 7th Street).

The applicant is seeking approval for the construction of a 2nd floor front porch addition on the accessory dwelling unit. Replacing the existing footing and foundation to elevate the structure and provide for proper site drainage. Adding an exterior stair on the north side of the ADU and replacing the garage doors.

This case was continued from the August 20, 2020 regular meeting of the HDC to allow applicant time to address staff and board comments/ concerns.



APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

The existing structure was originally constructed as the garage to the Swann-Kelly House and is listed as a contributing structure on the most recent Florida Master Site File: NA00461. The structure sits less than a foot off the rear property line and there is an existing porch addition that is two feet from the southern side property line. The structure is larger than allowed by current Land Development Code requirements. If this case is being heard, HDCV 2020-0006 was approved to allow for the increase building footprint.

The Downtown Historic District Guidelines call for new additions to be located on the rear or side elevations where they are not visible from the street. The central internal entry stair is an integral component to the original design.

The elimination of the front entry and addition of the French doors on the second floor, together with the porch addition, drastically alters the front façade on this contributing structure.

Rice Architects has provided an analysis and determined that the building will need to be elevated and placed on a new footing and foundation. The proposal calls for raising the structure 8 – 12 inches to account for positive drainage away from the structure. The proposed foundation modification appears to be appropriate and should eliminate a site drainage problem and lead to the long-term survivability of the structure.

During review staff noted items:

1. The plans call for replacing the two garage doors. Manufacturers specifications were not provided.
2. Door specifications were not provided for the side entry and French doors.
3. If the HVAC equipment is staying in the same location, it should be screened per the LDC requirements.
4. Has the chimney been evaluated as part of the new foundation design?

October Update

The applicant has provided a revised proposal (see EXHIBIT 3) which removes the proposed roof over the front porch.

Staff finds that the proposed scope of work is not compliant with the Downtown Historic District Design Guidelines with respect to preserving and maintaining original outbuildings (pg. 101), preservation of historic windows (pg. 92) and doors (pg. 79), and placement of new decks (pg. 106).

Additionally, the proposed scope is not compliant with the Secretary of the Interior's Standards for Rehabilitation numbers:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships;*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided;*
3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken;*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved;*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved;*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence; and*
9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The applicant has also provided plans for an option B (see EXHIBIT 4) that they would like the HDC to consider if their first choice is deemed unprovable. Option B contains a smaller scope of work which focuses on correcting structural deficiencies caused by a failing foundation system. This option is to include a new stem wall and poured slab, new garage doors, all exterior walls to be repaired and replaced, and the construction of a fence at the rear and side yard property lines.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2020-0019 with the following conditions:

1. Approval of Option B with the conditions that
 - a. the original garage doors are to remain; and
 - b. original wood siding to be reused with new, in-kind materials being utilized only where necessary; and
 - c. accessory structure to be painted in SW 2844 *Roycroft Mist Gray* (body), SW 2829 *Classical White* (trim/ doors), SW 6993 *Black of Night* (window sashes); and
 - d. 6' wood board on board or shadowbox fence (painted or stained) at east property line; and
 - e. 6' wood board on board or shadowbox fence (painted or stained) at the south property line for no greater than 65' from the rear property line; and
 - f. HVAC unit to be screened (plantings or fencing) if it is to remain in place. If relocated, will need to meet current LDC standards and be screened and located no closer than 5' to property line.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0019 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-0019, as presented, **is or is not** substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2020-0019 Application and Backup Materials
EXHIBIT 2	HDC 2020-0019 Originally Proposed Plans and Elevations
EXHIBIT 3	HDC 2020-0019 Revised Plans and Elevations
EXHIBIT 4	Revised Plans and Elevations (option B)
EXHIBIT 5	FL Master Site File 8NA00461

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. Platt'.

Jacob M. Platt
Senior Planner

Reviewed by

A handwritten signature in blue ink, appearing to read 'Salvatore J. Cumella'.

Salvatore J. Cumella
Historic Preservation Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5544**

Date Submitted: 7/8/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure – Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure – Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|--|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☒ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☒ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☒ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☒ Historic District Overlays – see LDC Section 8.01.01
- ☒ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☒ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☒ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☒ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☒ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☒ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Addition ▼

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final ▼

See Certificate of Approval Matrix for details

Previously approved case #

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website → Map Search](#)

Historic District*

Downtown ▼

Site Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MICHEAL

Last Name*

O'DONNELL

Mailing Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

512-239-8262

E-mail Address*

MODONNEL9@ICLOUD.COM

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

904-491-0072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

Owner is renovating the existing Accessory Building on their property. This includes 2 elements which are the subject of the variance request:

1. A proposed roof covering over a new deck
2. An 8' privacy fence along the rear yard property line.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

DOORS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

WINDOWS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

ROOFING**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FASCIA/TRIM**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FOUNDATION**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SHUTTERS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

PORCH/DECK**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FENCING

Manufacturer

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SIGNAGE**Manufacturer**

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

OTHER**Manufacturer**

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1

00-00-31-1800-0040-0020.pdf

Upload 2

WARRANTY DEED.pdf

Upload 3

Survey.pdf

Upload 4

20200708_151228.PDF

Upload 5

PP08 - HDC SUBMITTAL.pdf

Upload 6

Choose File

No files chosen

Upload 7

Choose File

No files chosen

Upload 8

Choose File

No files chosen

Certification*

☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

MARK

Applicant Last Name*

AKINS

Today's Date*

7/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 |
www.fbfl.us/planning



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE MICHAEL O'DONNELL & SUSAN B. O'DONNELL
(print name of property owner(s))

hereby authorize: MARK H. AKINS - RICE ARCHITECT
(print name of agent)

to represent me/us in processing an application for: Susan B. O'Donnell
(type of application) HDC, VARIANCE

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

MICHAEL O'DONNELL
(Print name of owner)

SUSAN B. O'DONNELL
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

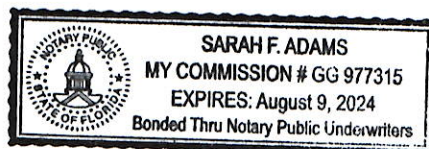
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day
of JULY, 2020, by MICHAEL & SUSAN B O'DONNELL

[Signature]
Notary Public

Sarah F Adams
Printed Name

My Commission Expires

Personally Known OR Produced Identification X ID Produced: FL DL



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201766
Sales Price: \$735,000.00

Parcel No.: 00-00-31-1800-0040-0020

This **WARRANTY DEED**, made the **3rd day of February, 2020**, by **Nancy E. Rossiter, an unmarried person** (whether one or more, the "Grantor"), to **Michael O'Donnell and Susan Buchanan O'Donnell, husband and wife**, whose post office address is 214 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All of that certain piece or parcel of land, situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and being further described on the official plat or map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901), as Lot 2 and the North 35 feet of Lot 3, Block 40.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

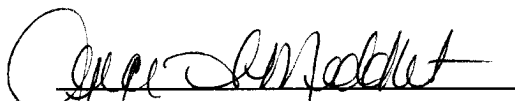
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

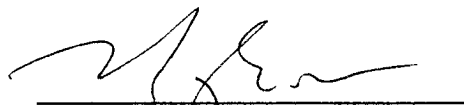
TO HAVE AND TO HOLD the same in fee simple forever.

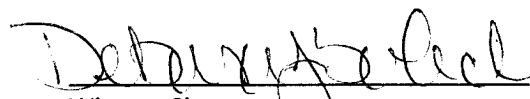
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

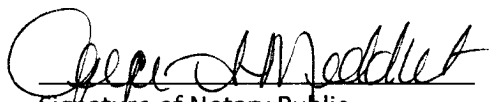

Nancy E. Rossiter

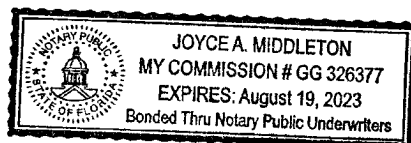

Witness Signature
Printed Name: Debora J. Solich

Address:
214 South 7th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of February, 2020, by Nancy E. Rossiter.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL drivers license

PARCEL B: THE SOUTH 7.5' OF LOT 2, TOGETHER WITH THE NORTH 35 FEET OF LOT 3, IN BLOCK 40.

(60-FOOT RIGHT-OF-WAY)



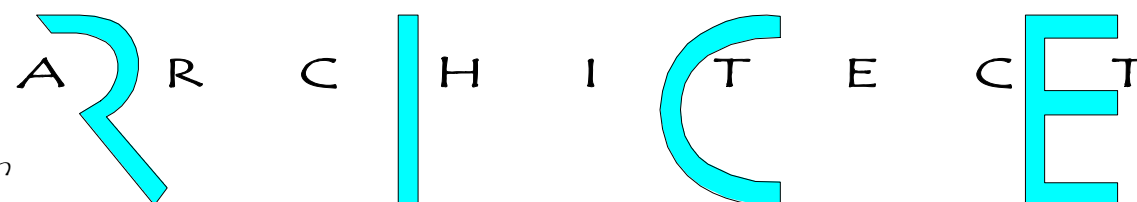


214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

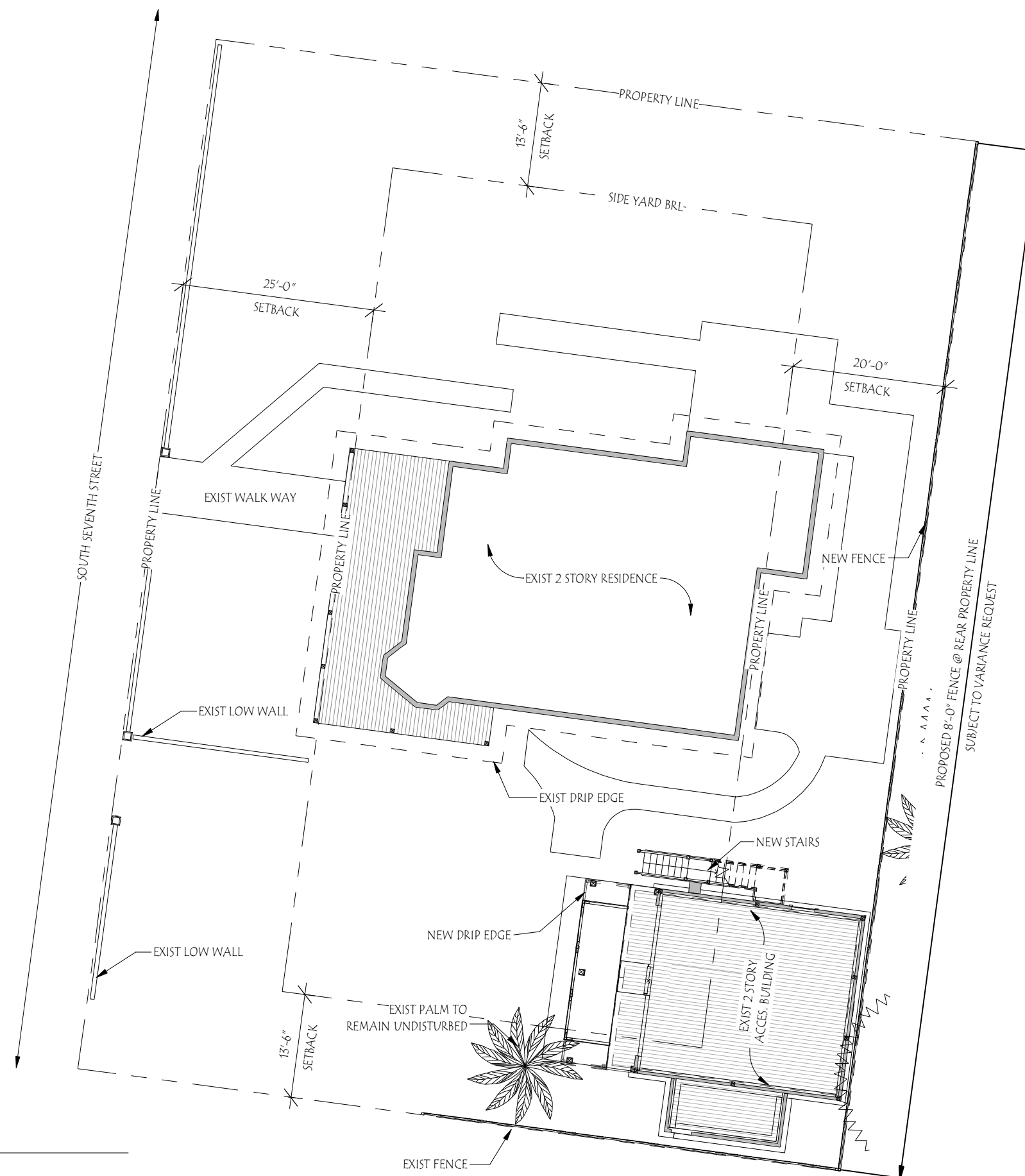


214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

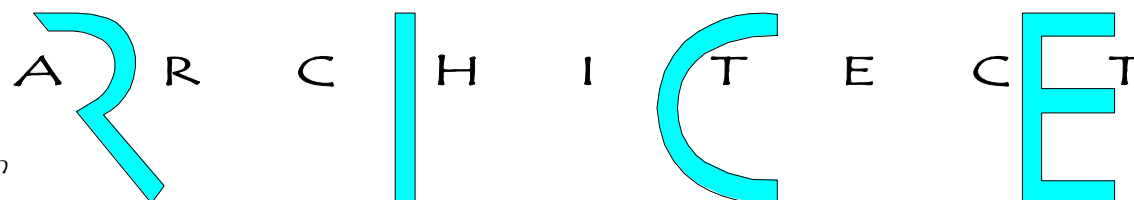


SITE PLAN

SCALE: 1/16" = 1'-0"

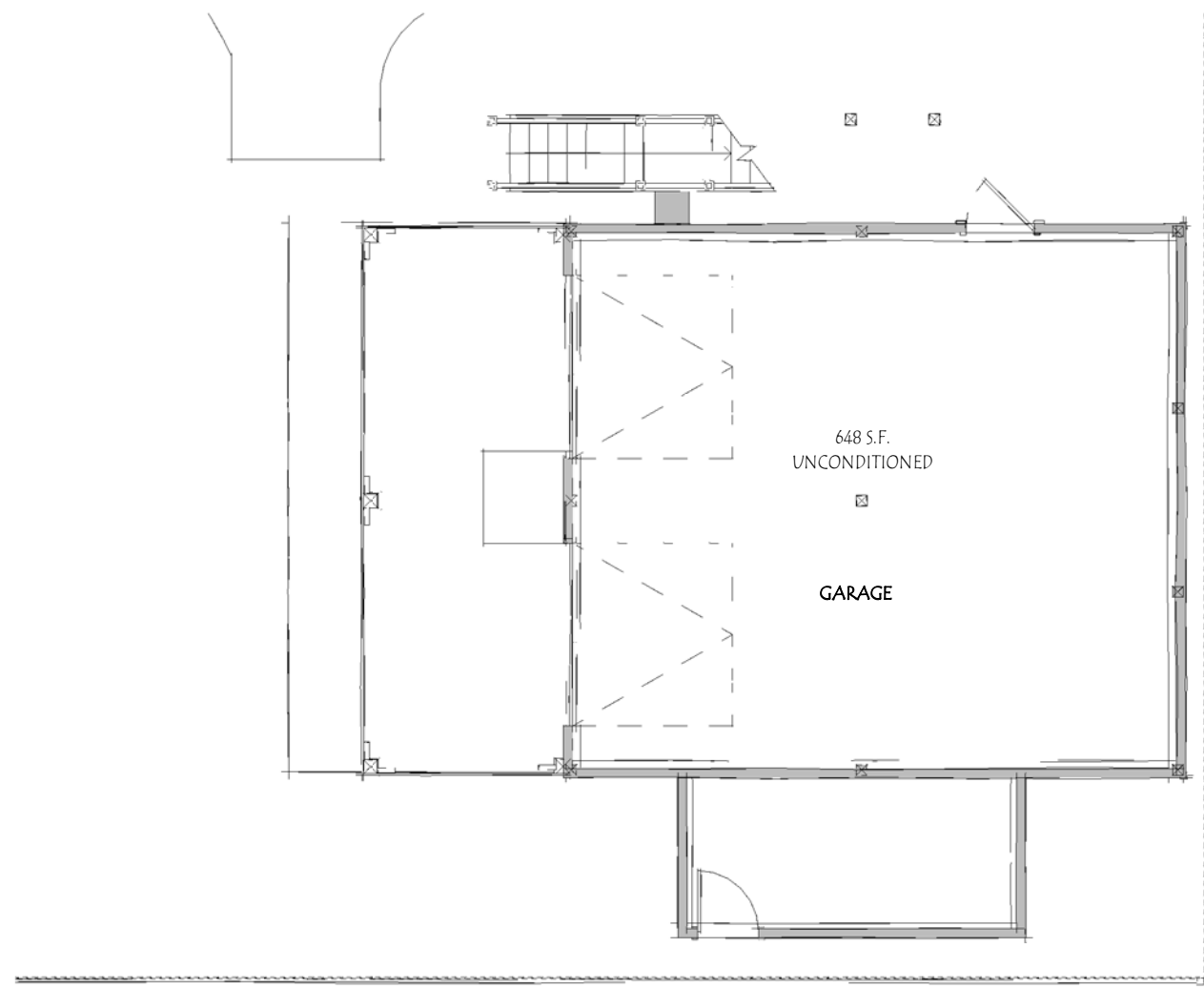
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B1.0



1ST FLOOR PLAN

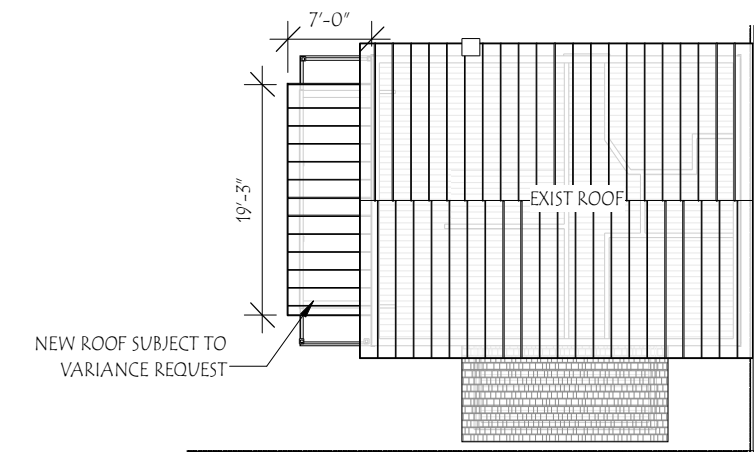
SCALE: 1/8" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

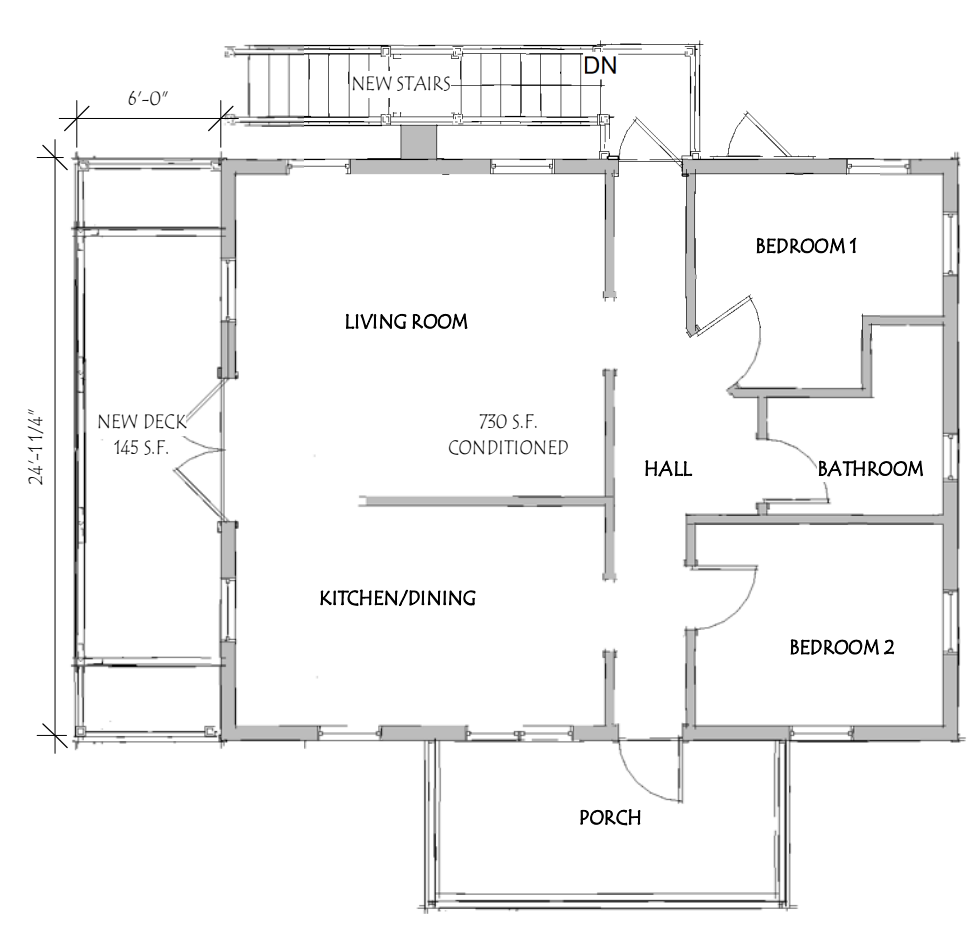
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT



ROOF PLAN

SCALE: 1/16" = 1'-0"



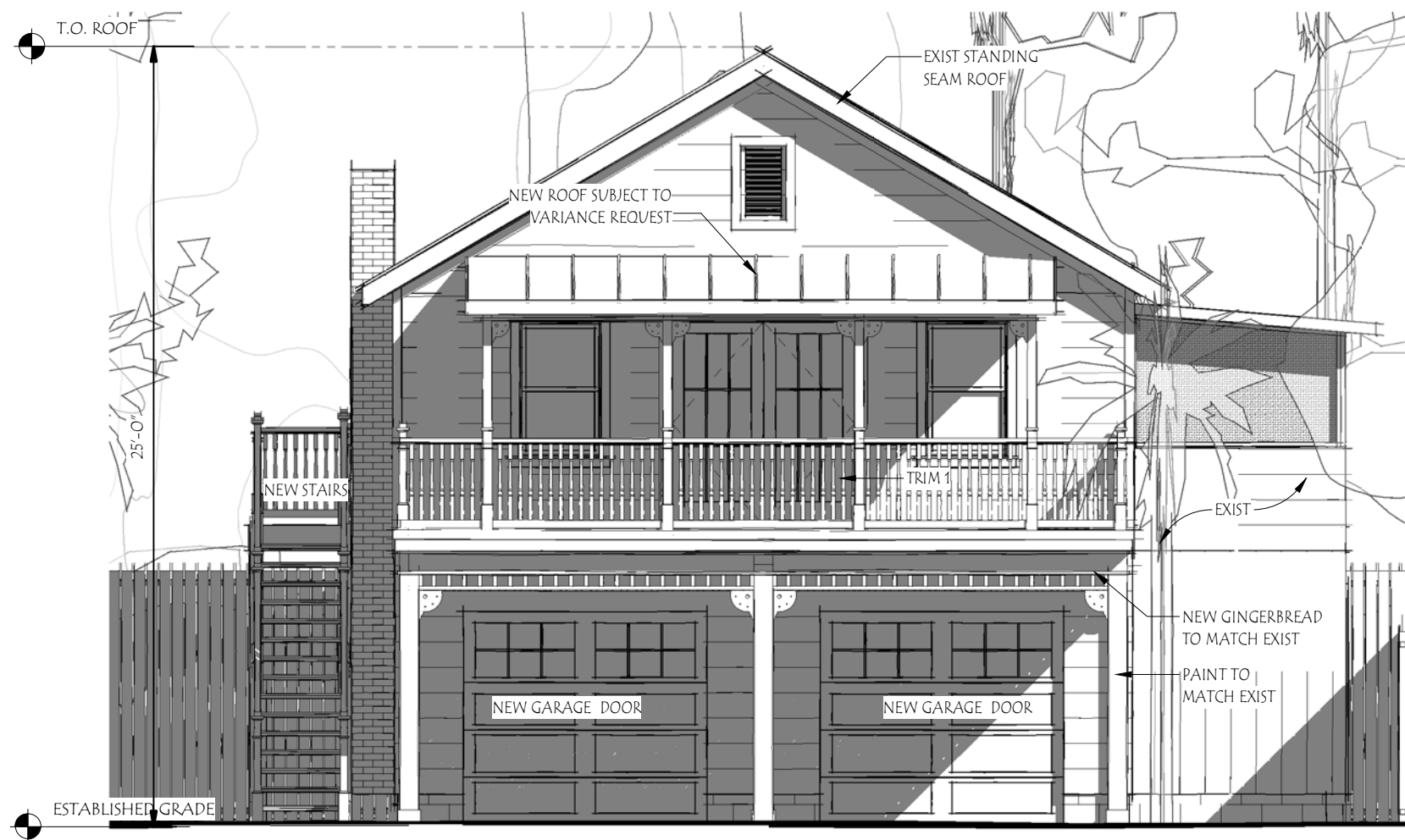
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

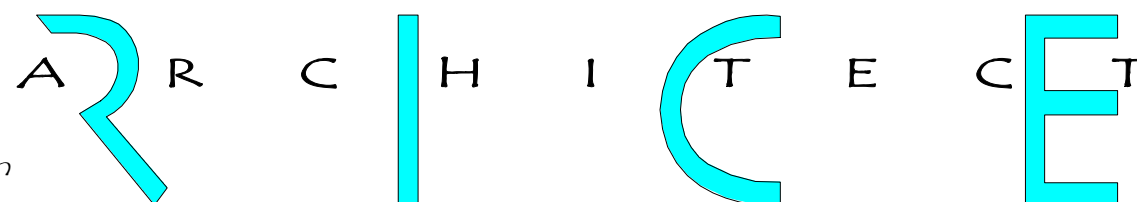
TRIM 2 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

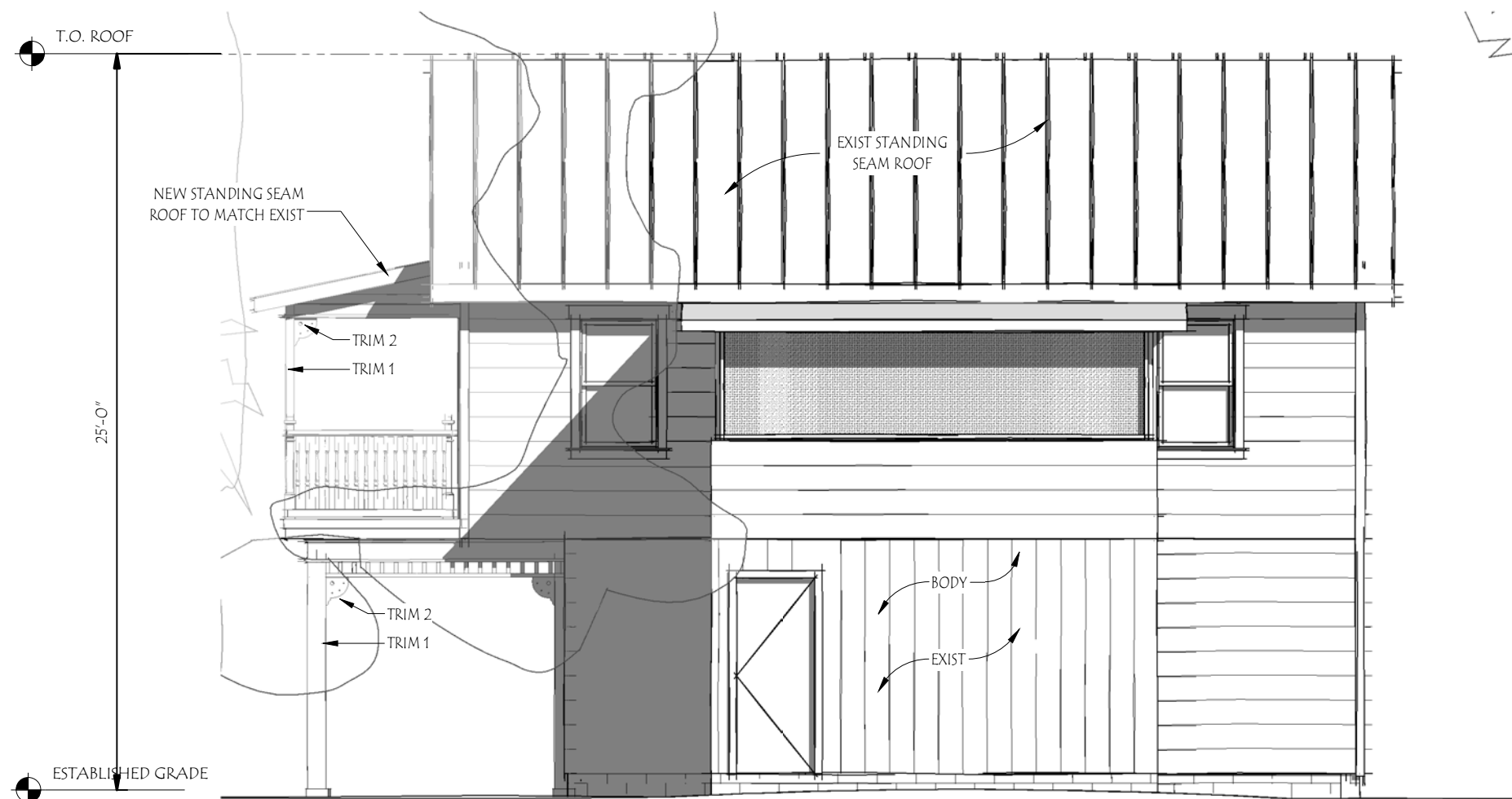
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



R.SIDE ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

TRIM 2 : SW 6993 Black of Night

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

214 S 7TH ST FERNANDINA BEACH 32034

B4.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

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VIEW 01 @ ACC. BUILDING EAST ELEVATION

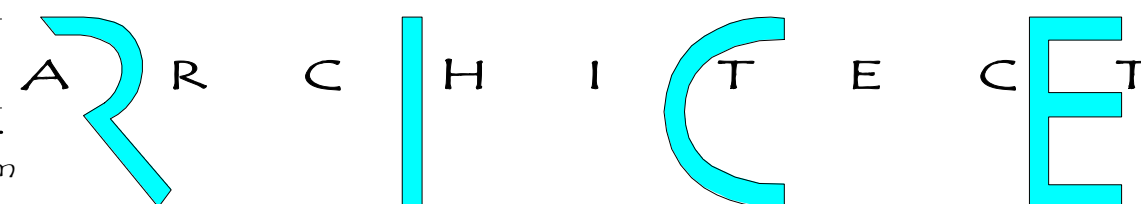


VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B5.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



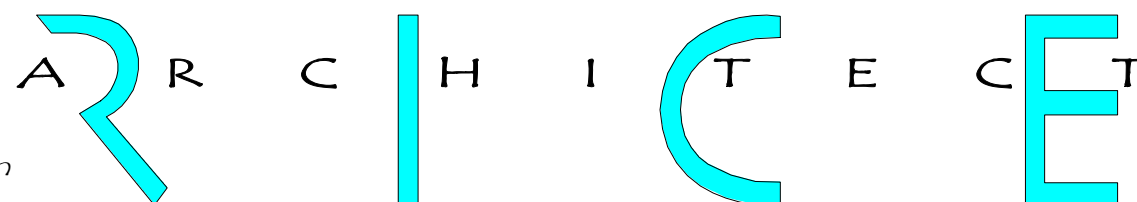
VIEW 01 @ EAST ELEVEVATION FROM A1A



VIEW 02 @ EAST ELEVEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B6.0



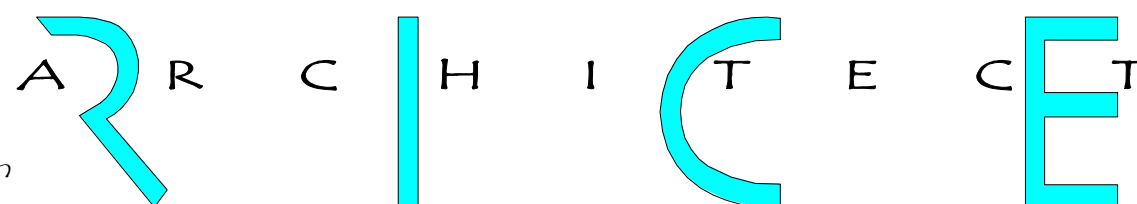
PERSPECTIVE 01 @ ACC. BUILDING



PERSPECTIVE 02 @ ACC. BUILDING

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B7.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

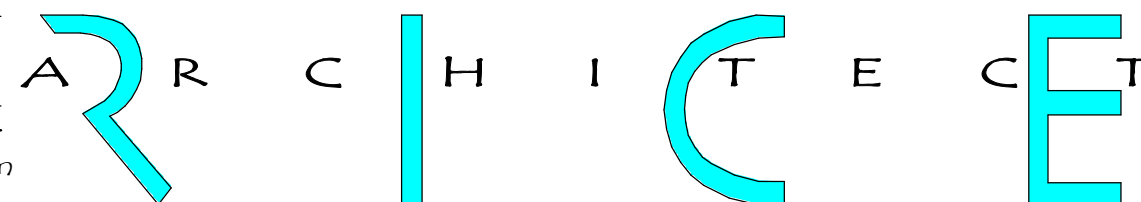


214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

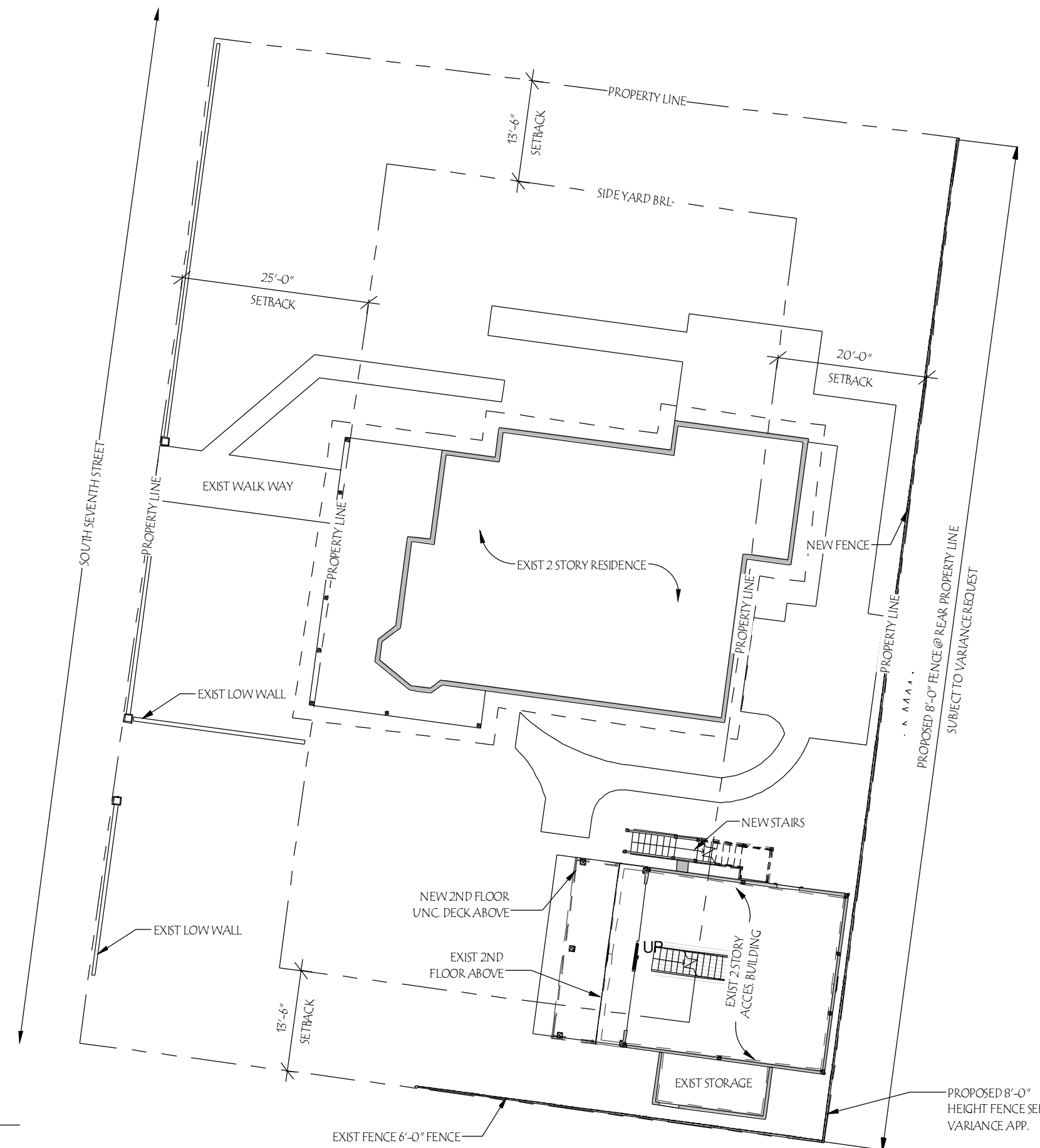


214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED -SITE PLAN

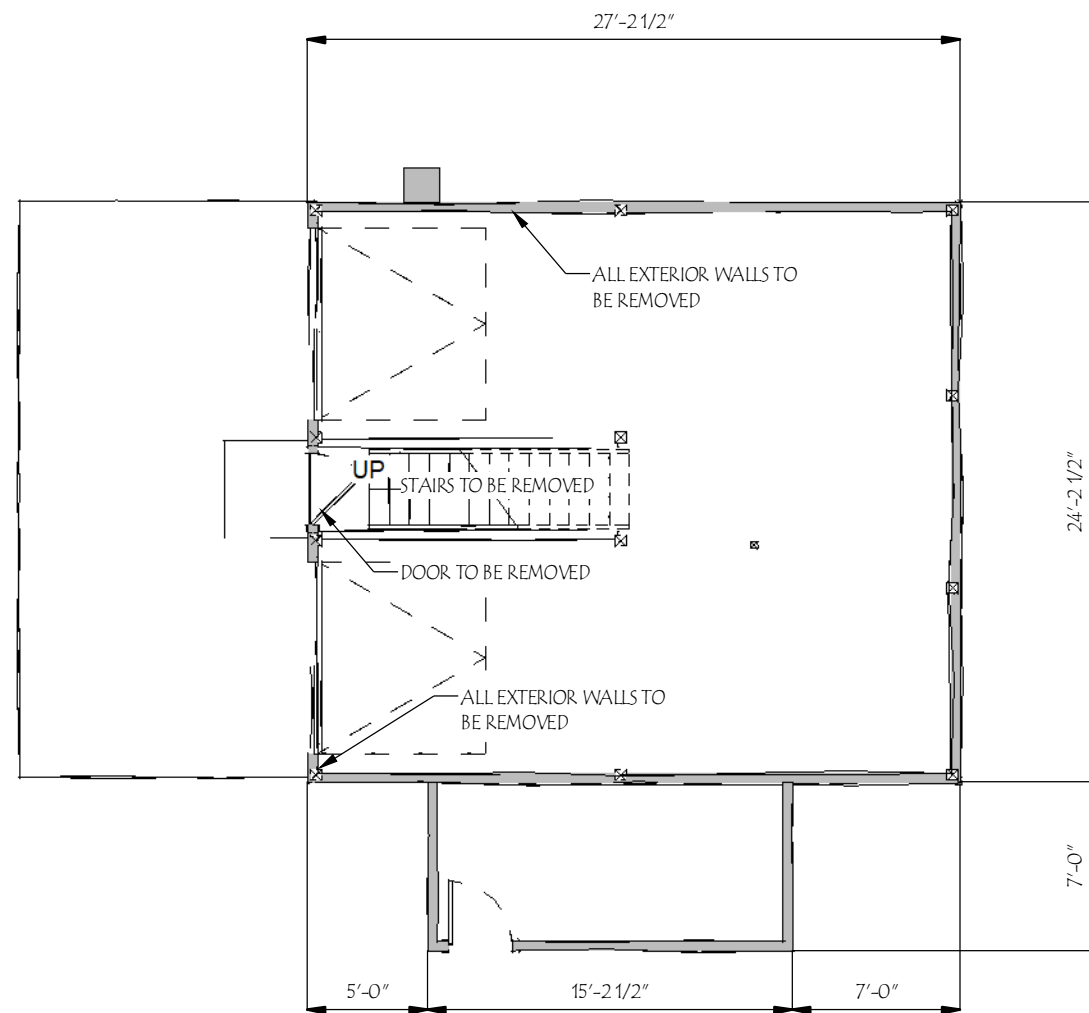
SCALE: 1/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

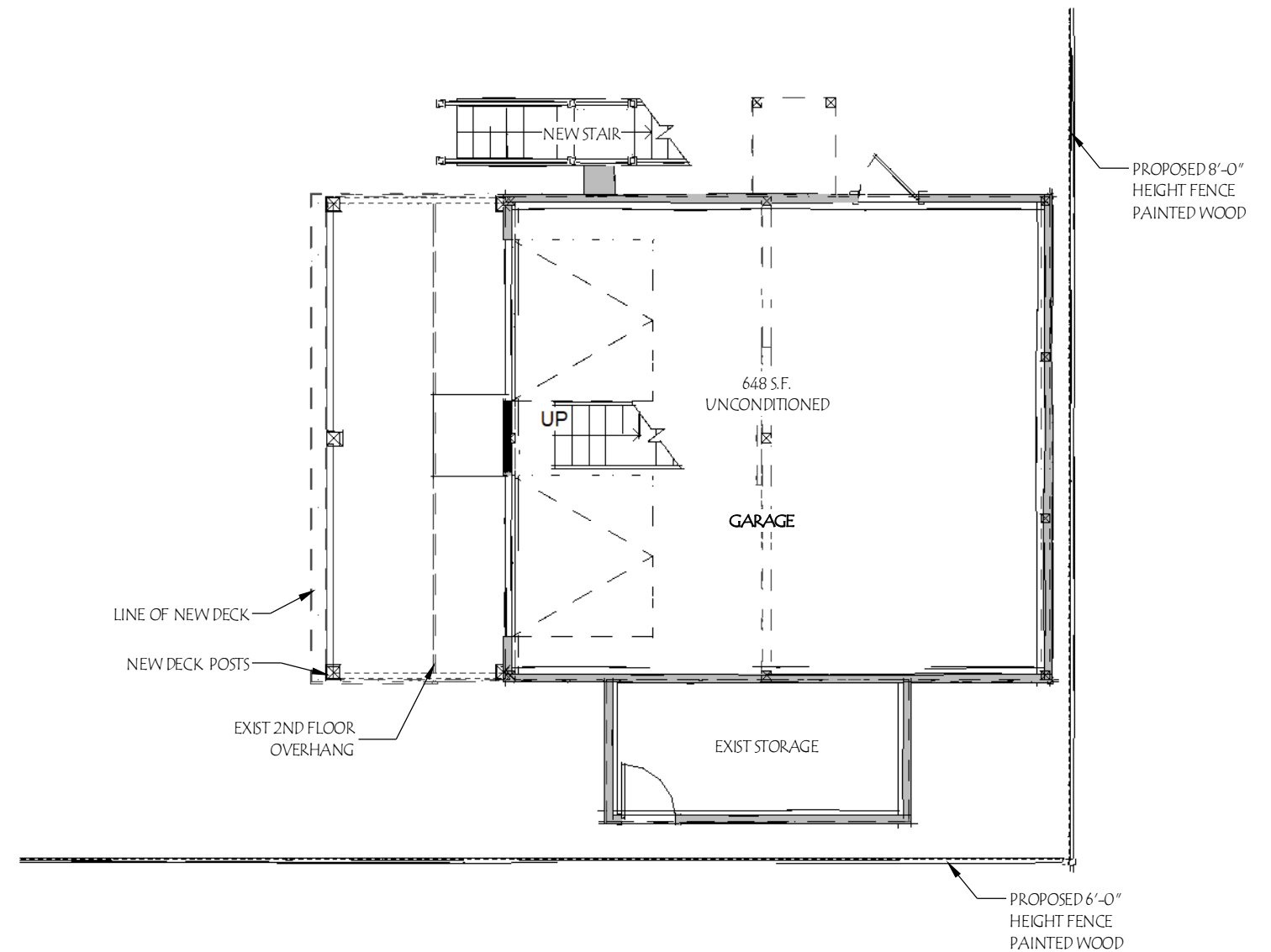
B1.0



EXISTING - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: EXISTING SECOND FLOOR TO BE
RAISED 8"-12" A NEW SLAB &
STEM WALL WILL BE INSTALLED BELOW
NEW FIRST FLOOR WALL FRAMING



PROPOSED - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

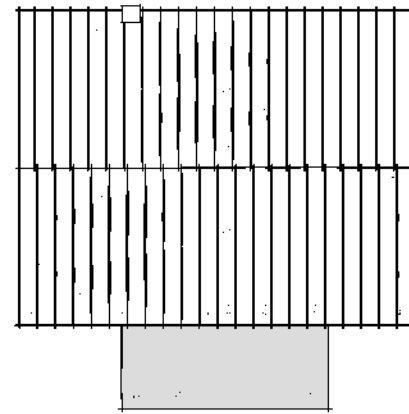
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

214 S 7TH ST FERNANDINA BEACH 32034

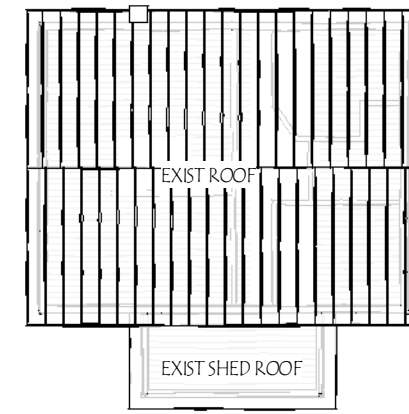
B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



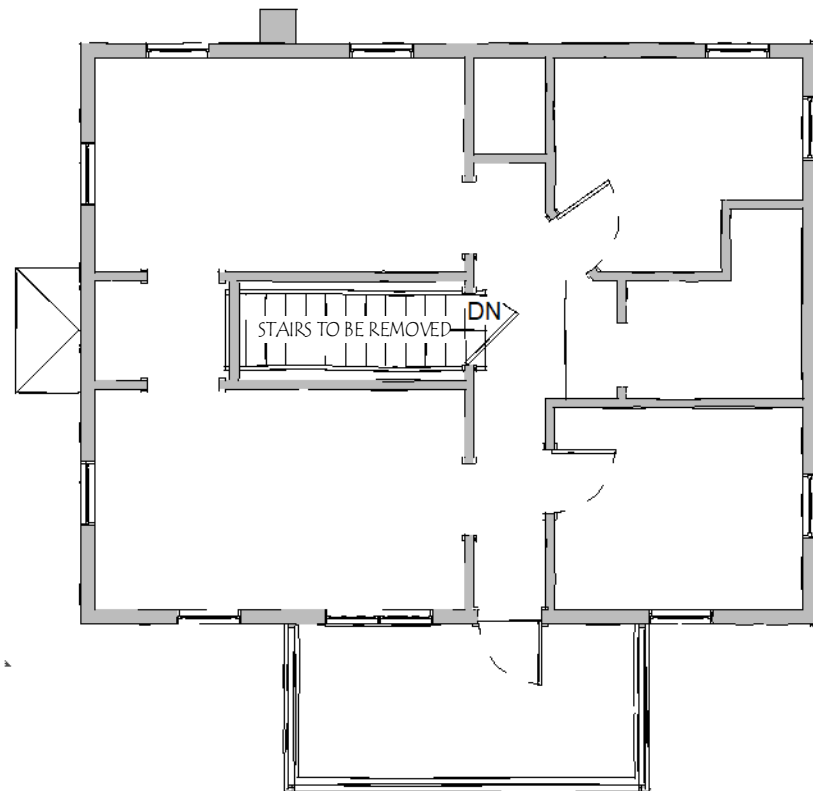
EXISTING - ROOF PLAN

SCALE: 1/16" = 1'-0"



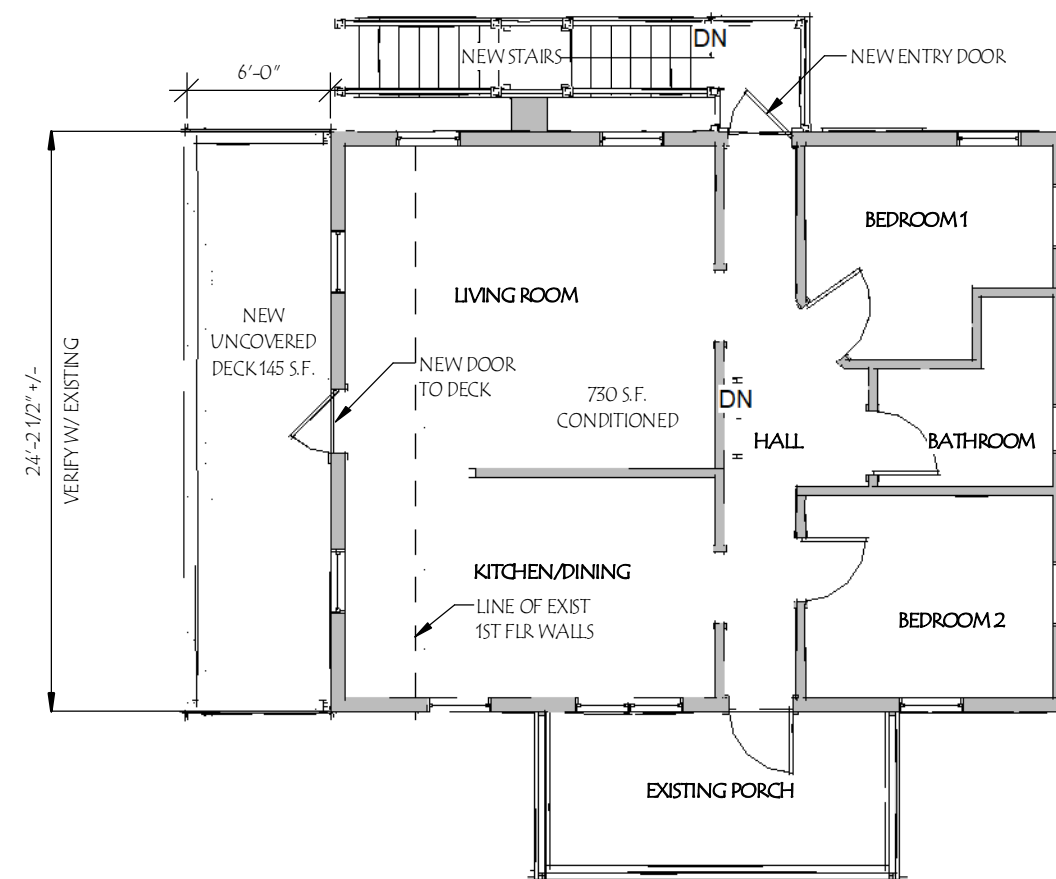
ROOF PLAN

SCALE: 1/16" = 1'-0"



EXISTING - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



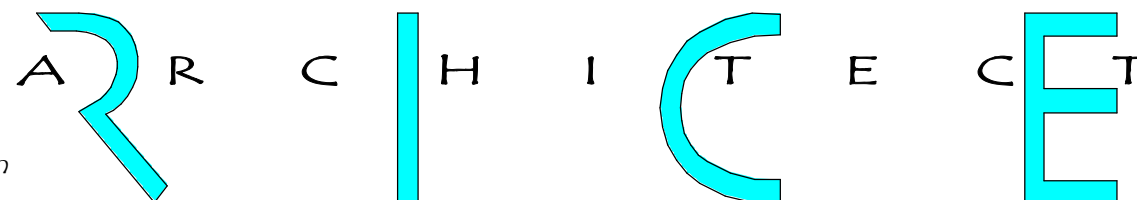
PROPOSED - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: EXISTING SECOND FLOOR TO BE RAISED 8"-12" A NEW SLAB & STEMWALL WILL BE INSTALLED BELOW NEW FIRST FLOOR WALL FRAMING

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020



214 S 7TH ST FERNANDINA BEACH 32034

B2.1

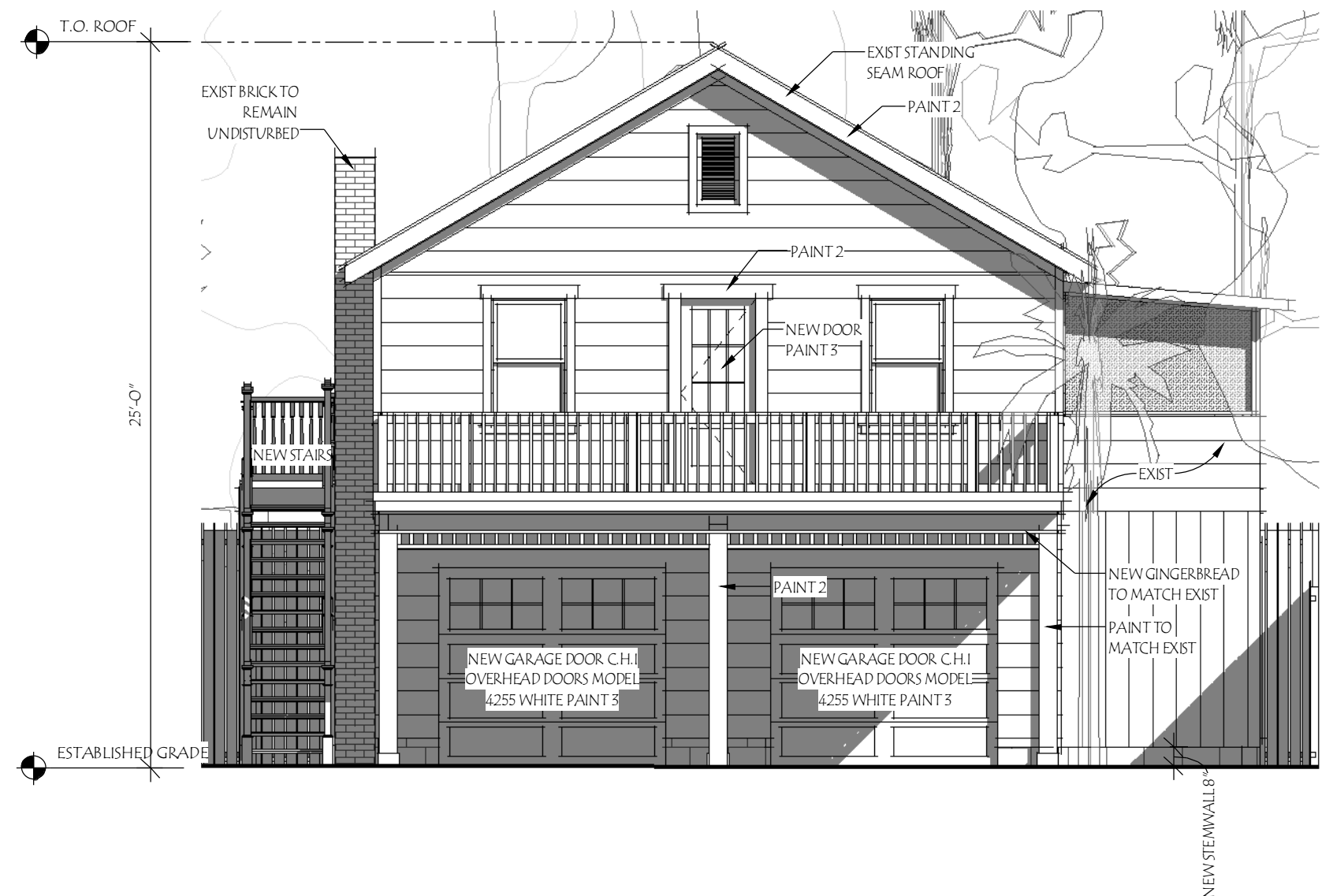
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXIST - WEST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - WEST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: EXISTING SECOND FLOOR TO BE
RAISED 8"-12" A NEW SLAB &
STEMWALL WILL BE INSTALLED BELOW
NEW FIRST FLOOR WALL FRAMING

PAINT SCHEDULE

PAINT 1 : SW 2844 Roycroft Mist Gray

PAINT 2 : SW 2829 Classical White

PAINT 3 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

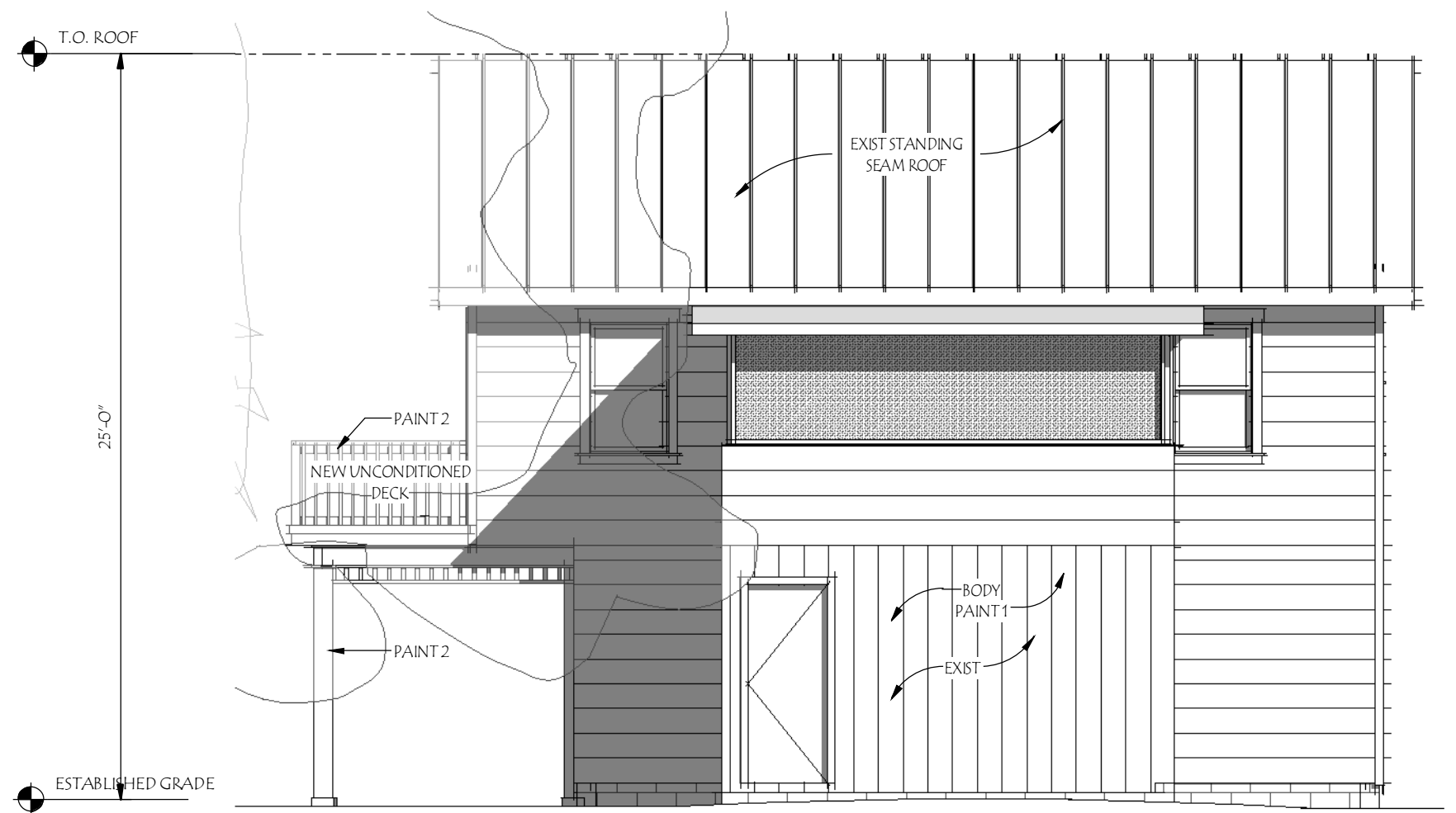
ARCHITECT

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EXIST - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

PAINT 1: SW 2844 Roycroft Mist Gray

PAINT 2: SW 2829 Classical White

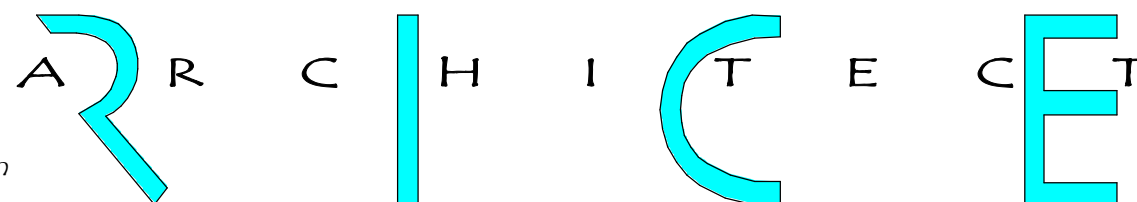
PAINT 3: SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.1

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020



PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXIST - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



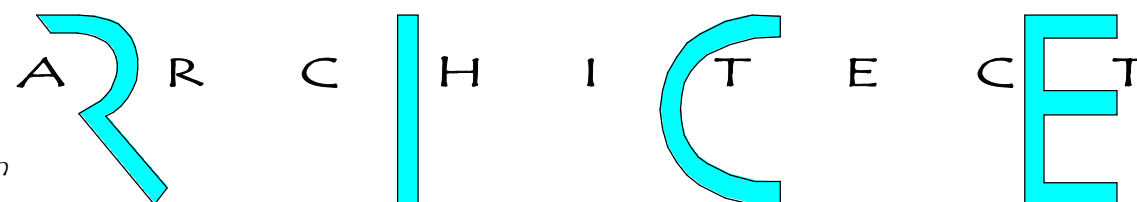
PROPOSED - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

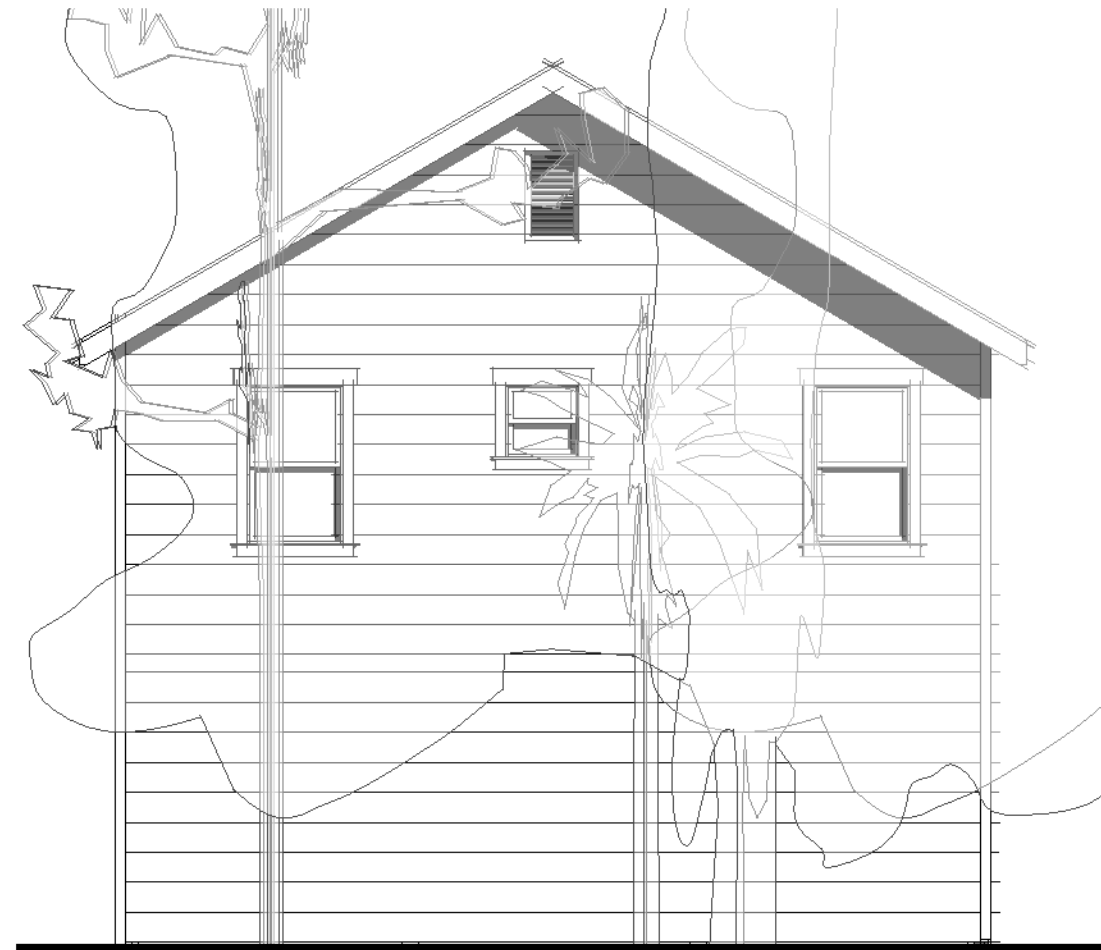
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

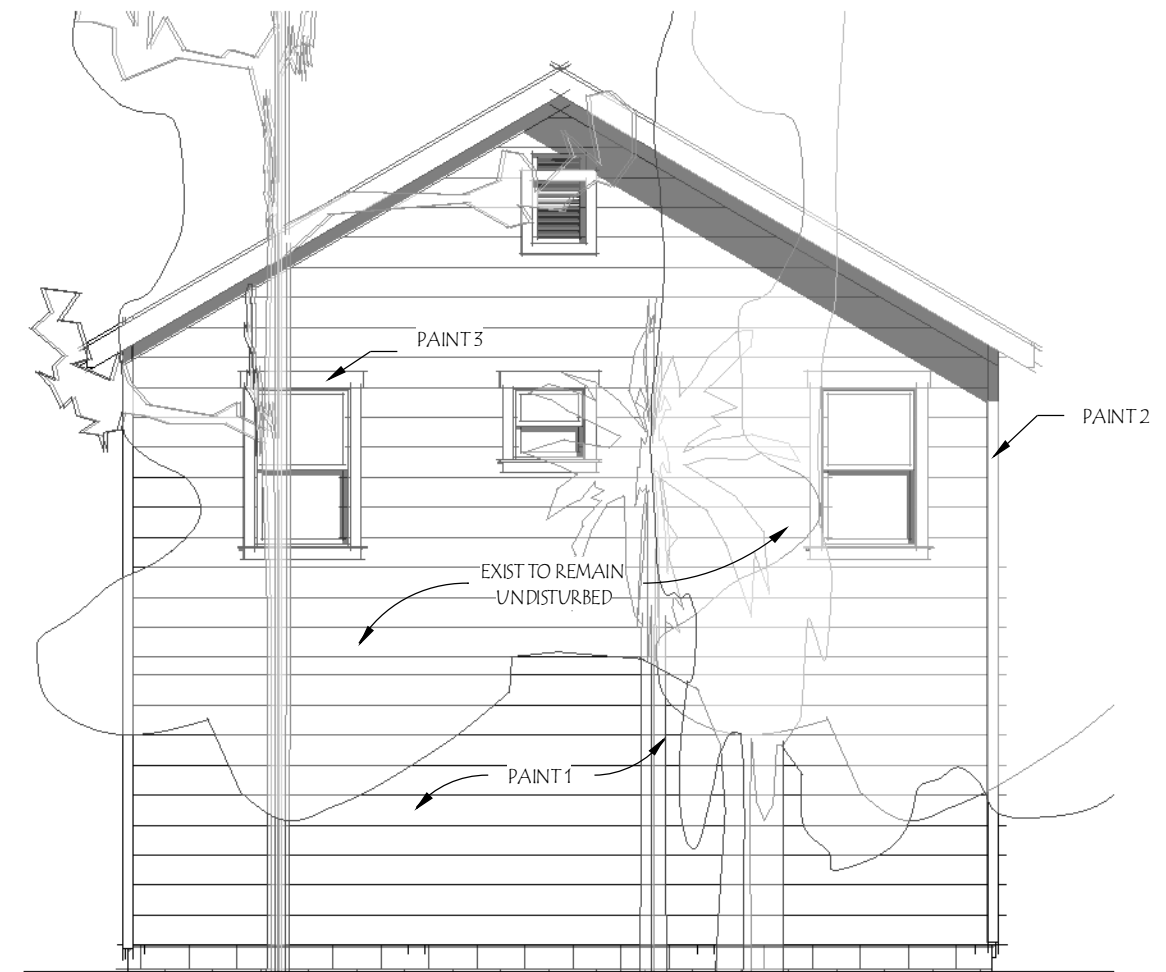
B3.2

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXIST - EAST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - EAST ELEVATION

SCALE: 3/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

B3.3

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXIST 3D - A

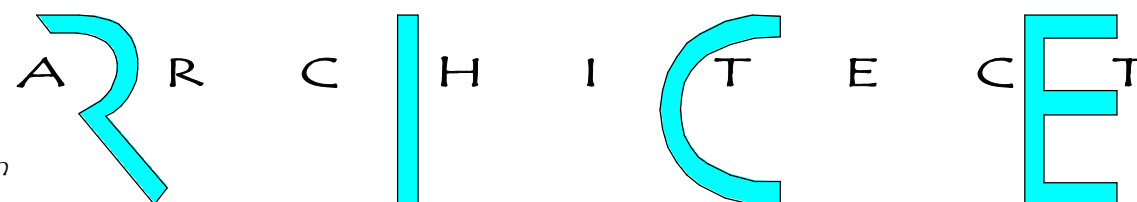


PROPOSED 3D - A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B4.0

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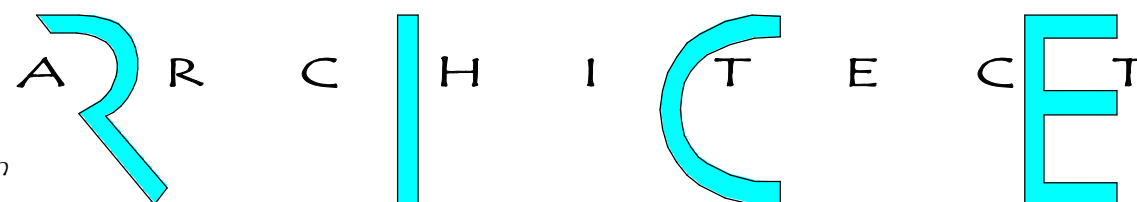
EXIST 3D - B



PROPOSED 3D - B

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020



214 S 7TH ST FERNANDINA BEACH 32034

B4.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

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VIEW 01 @ ACC. BUILDING EAST ELEVATION

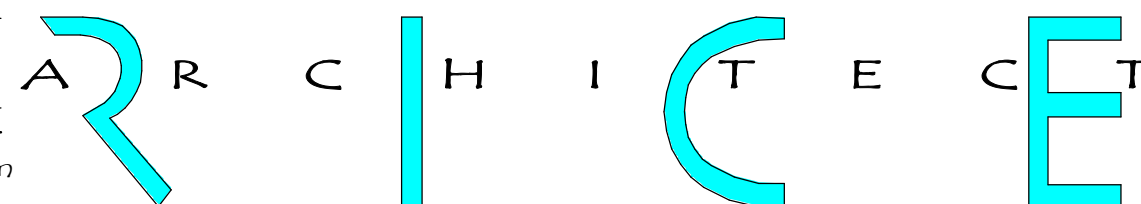


VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B5.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



VIEW 01 @ EAST ELEVATION FROM A1A

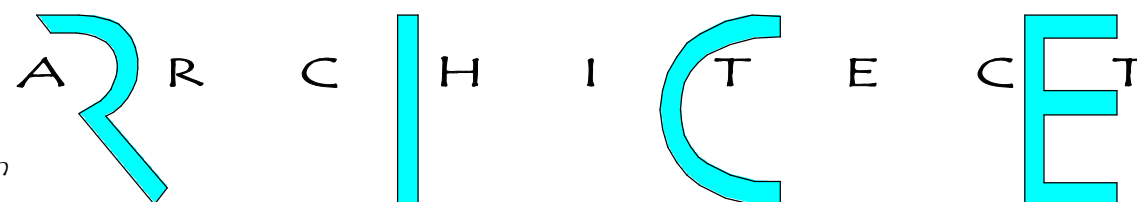


VIEW 02 @ EAST ELEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 10/01/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B6.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

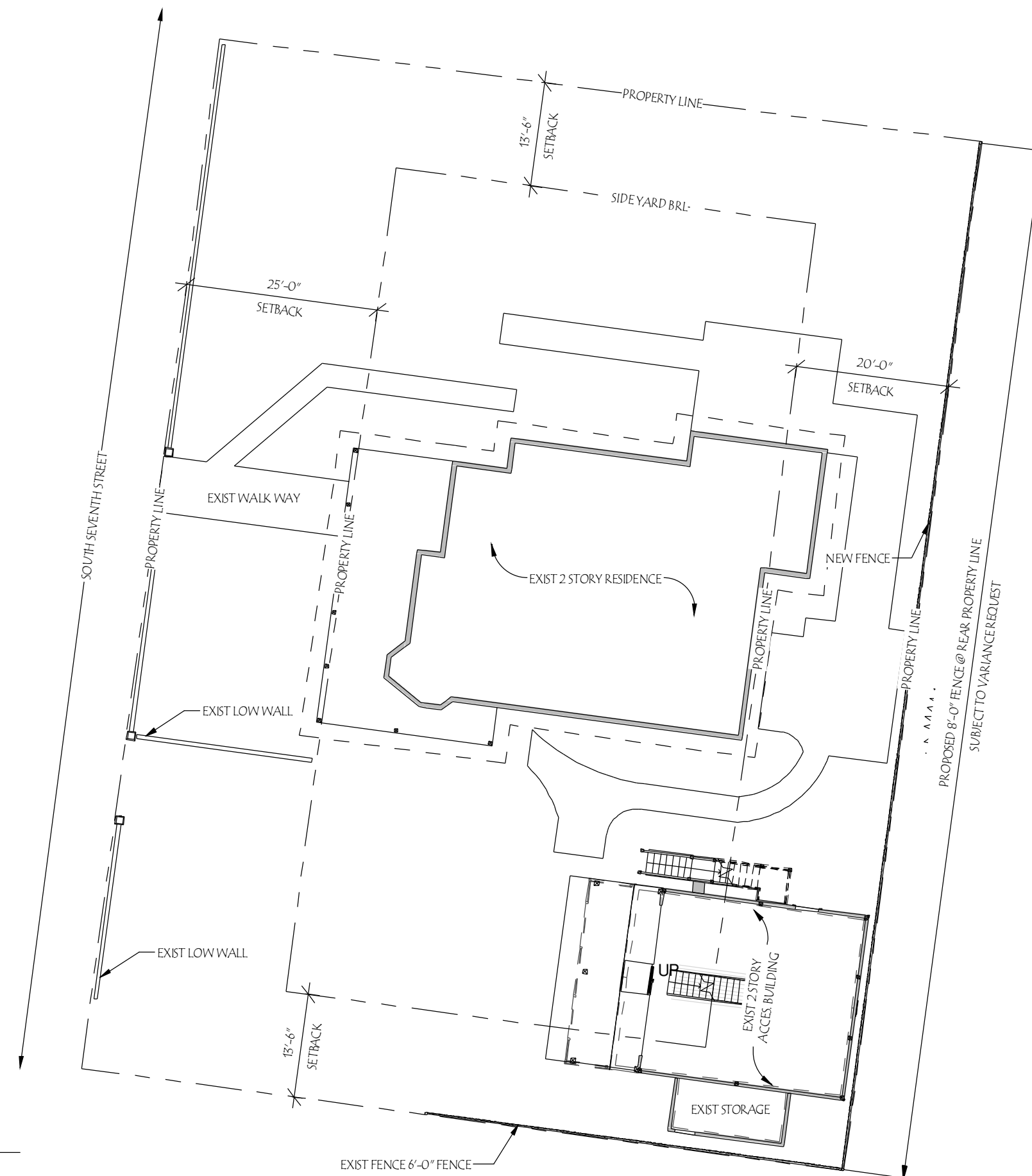
R I C E A R C H I T E C T

214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

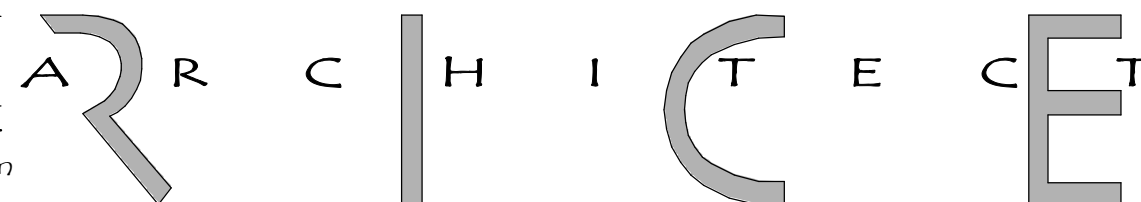


PROPOSED -SITE PLAN

SCALE: 1/16" = 1'-0"

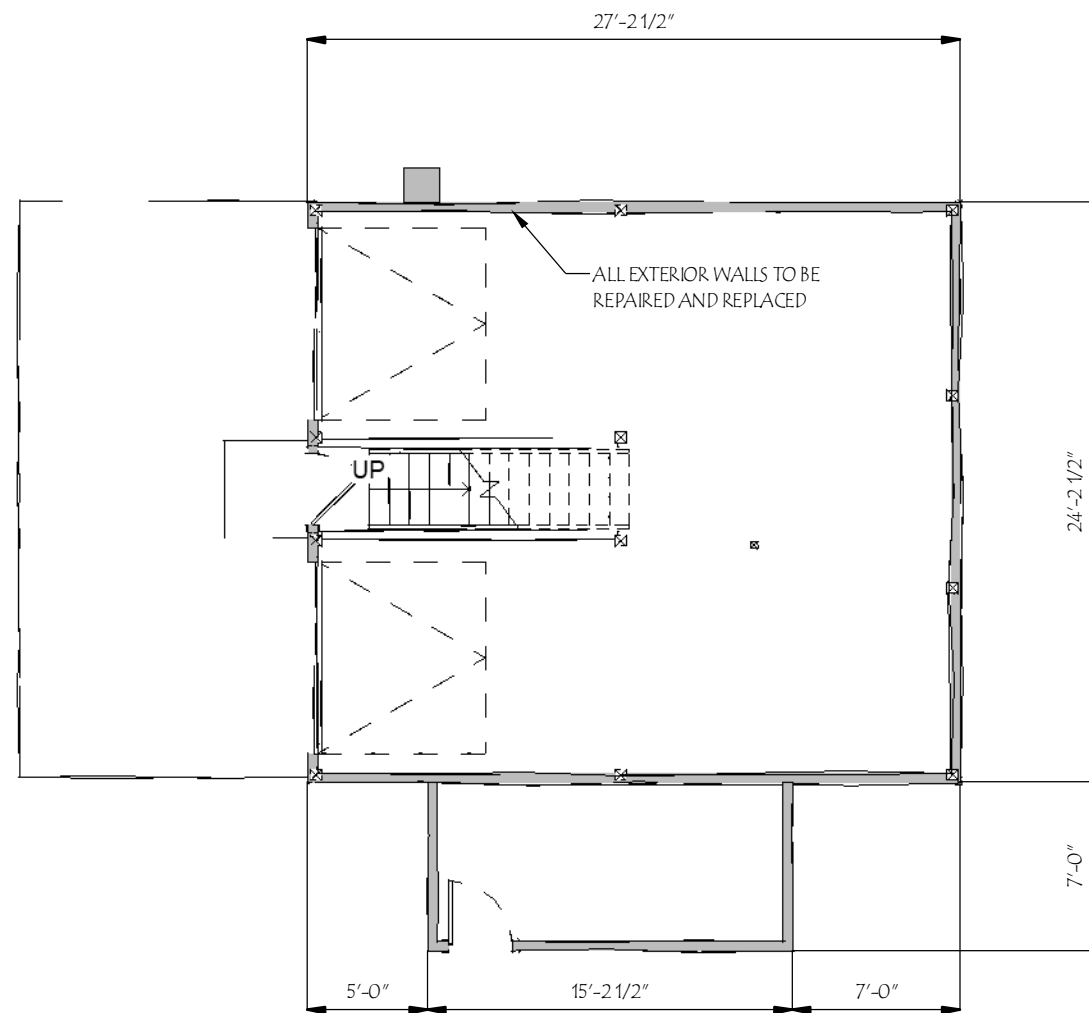
O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020



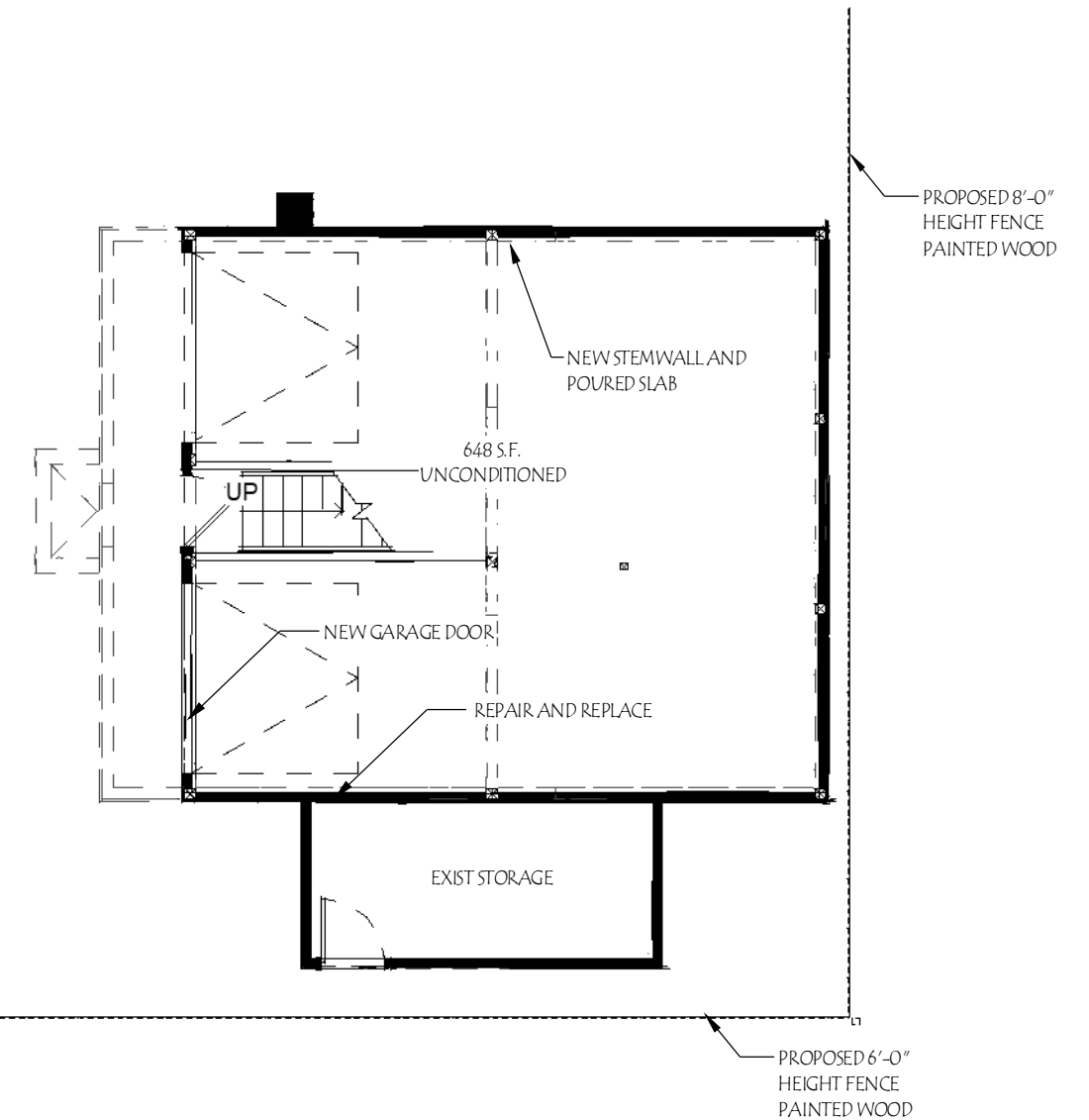
214 S 7TH ST FERNANDINA BEACH 32034

B1.0



EXISTING - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED - 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

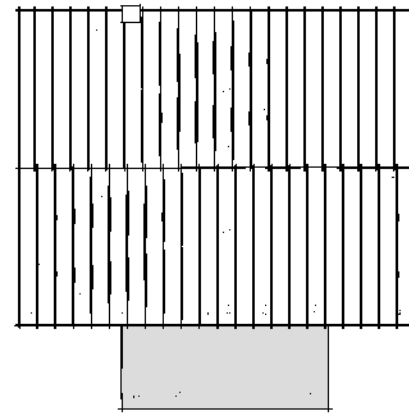
RICE ARCHITECT

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

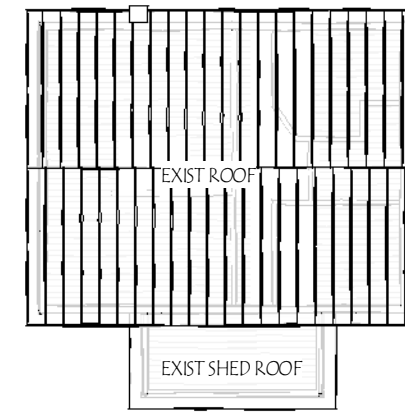
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



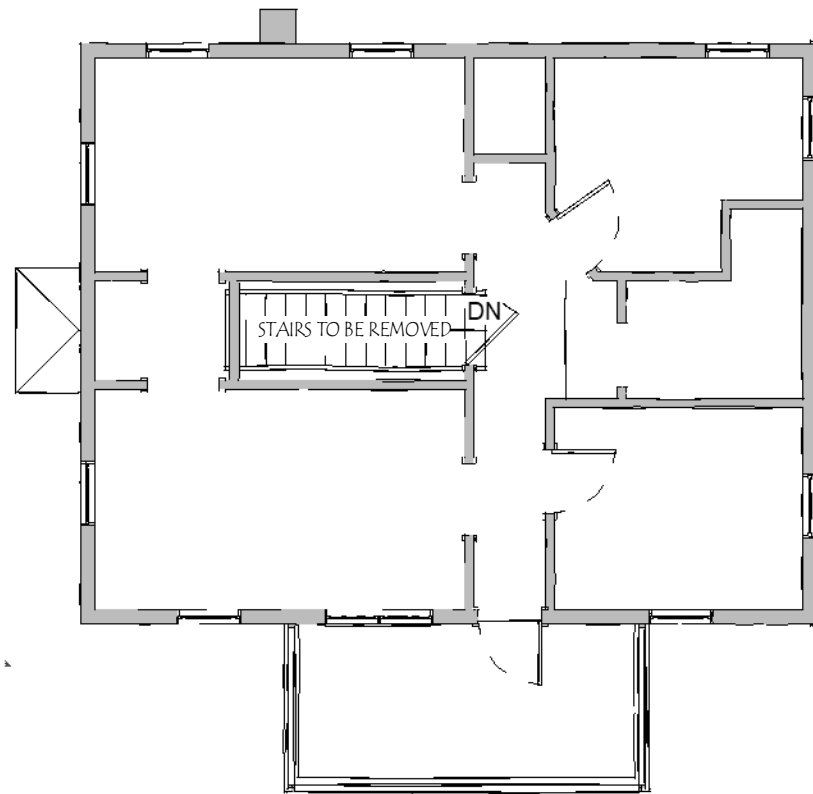
EXISTING - ROOF PLAN

SCALE: 1/16" = 1'-0"



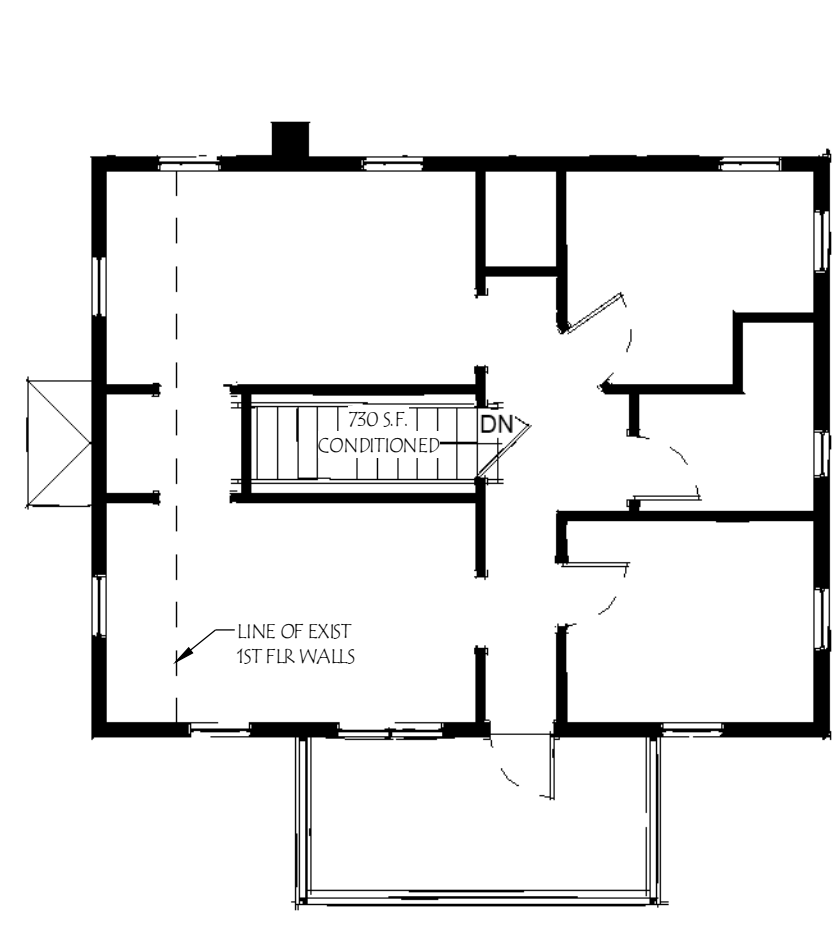
ROOF PLAN

SCALE: 1/16" = 1'-0"



EXISTING - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

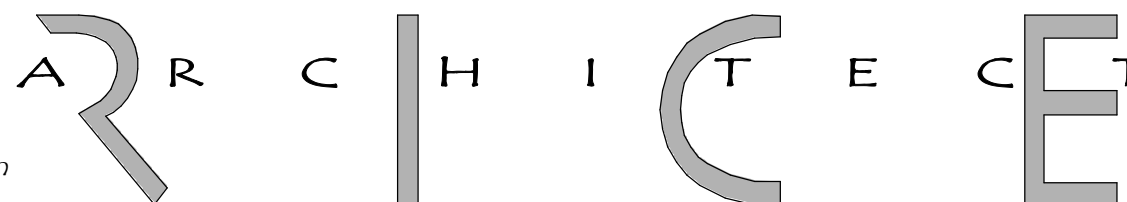
O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

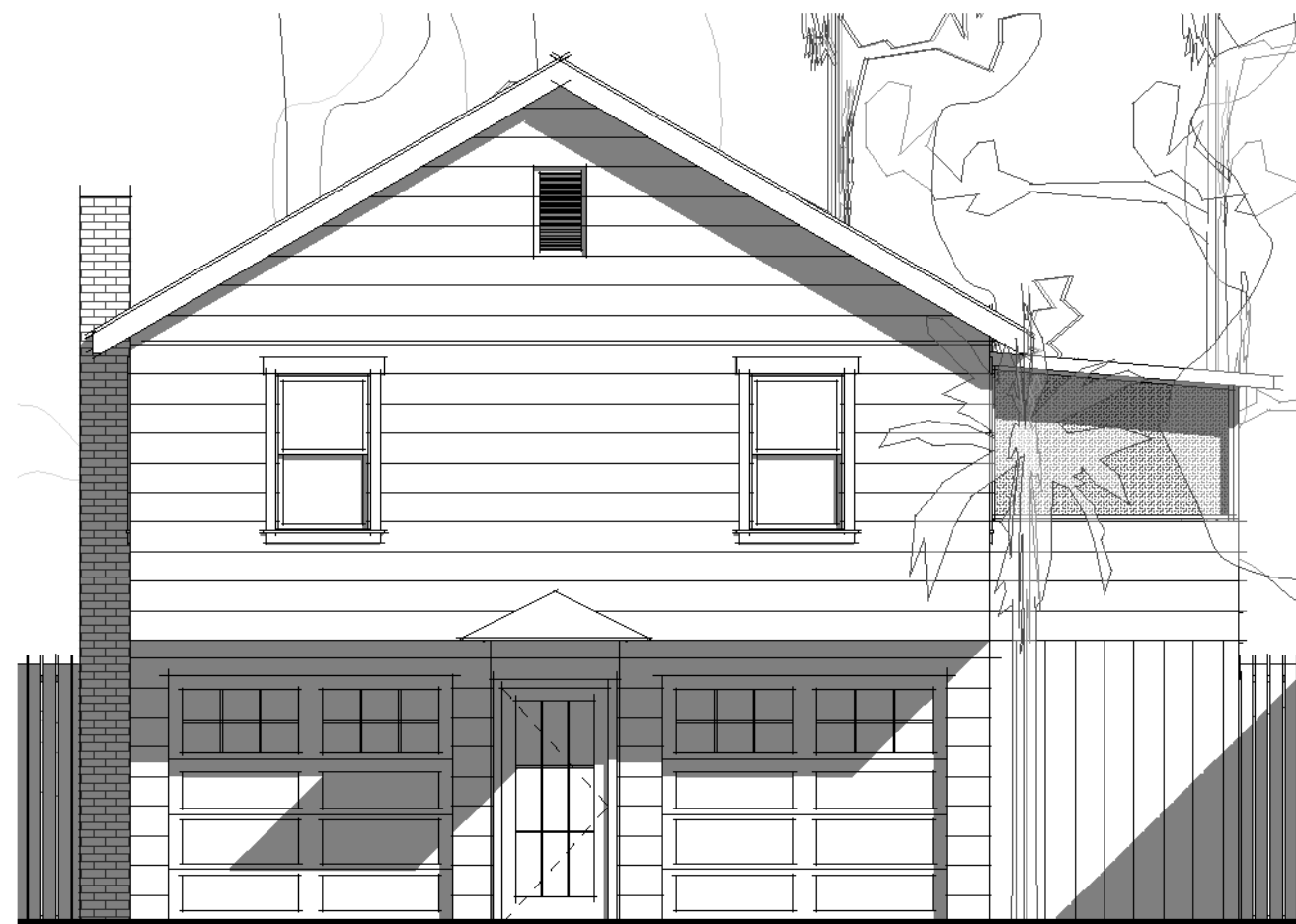
214 S 7TH ST FERNANDINA BEACH 32034

B2.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



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EXIST - WEST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - WEST ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

PAINT 1 : SW 2844 Roycroft Mist Gray

PAINT 2 : SW 2829 Classical White

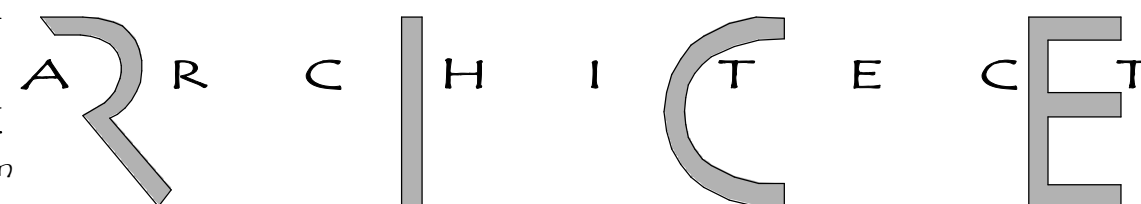
PAINT 3 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020



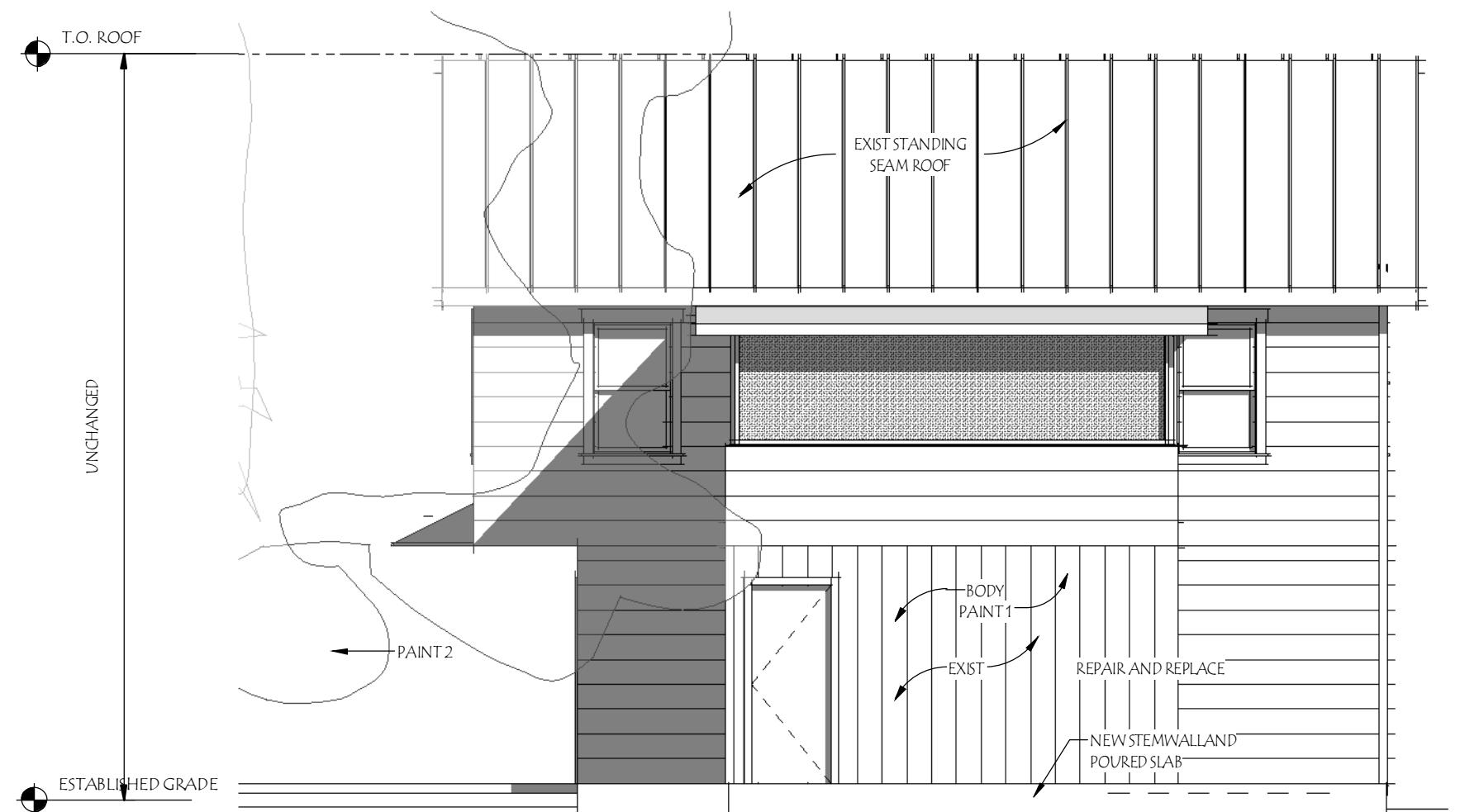
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

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EXIST - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PAIN T SCHEDULE

PAINT 1 : SW 2844 Roycroft Mist Gray

PAINT 2 : SW 2829 Classical White

PAINT 3 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.1

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

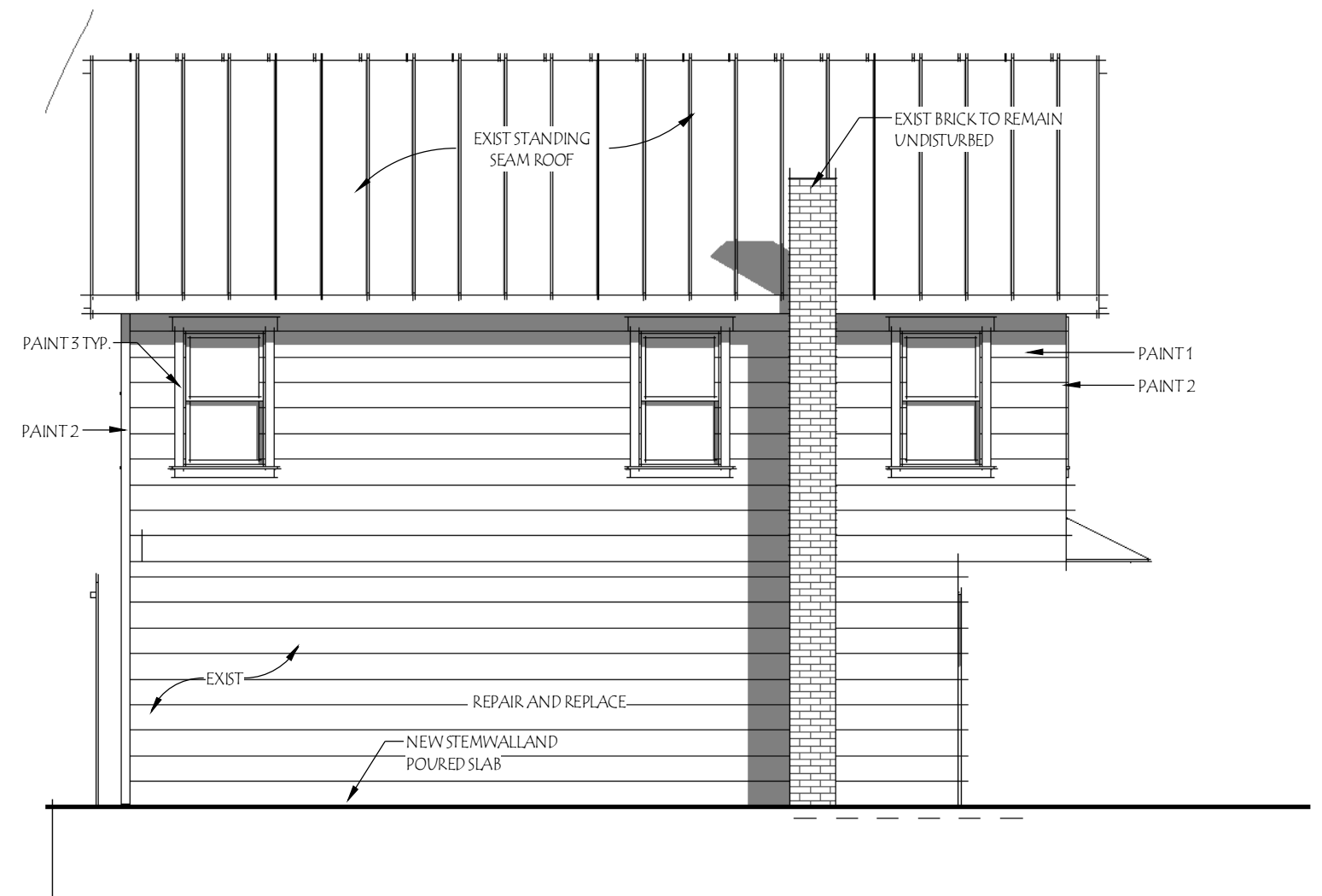
ARCHITECT

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EXIST - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



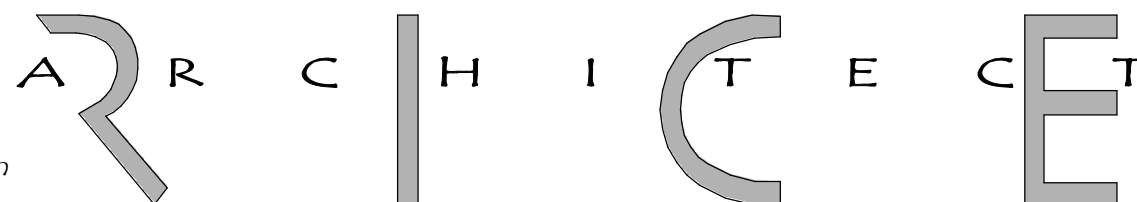
PROPOSED - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

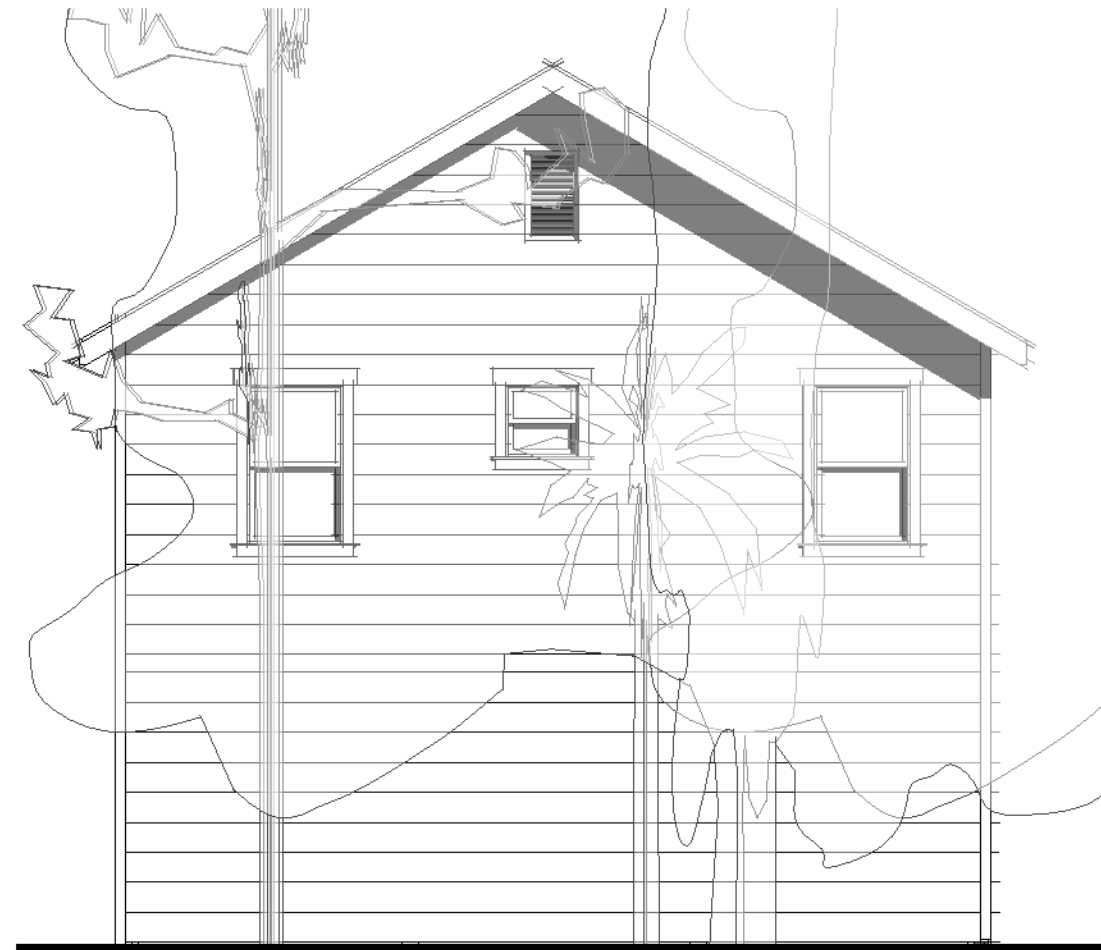
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

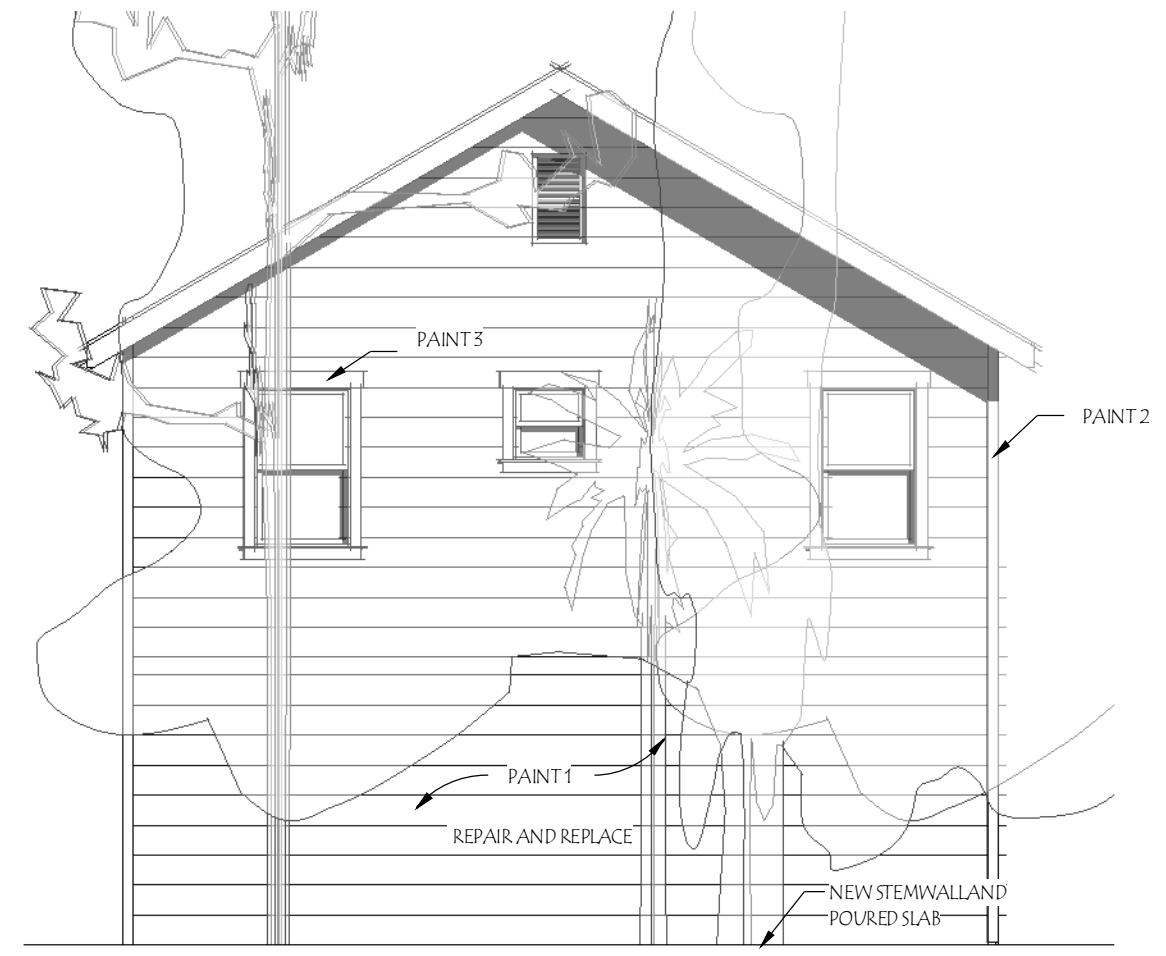
B3.2

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



EXIST - EAST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED - EAST ELEVATION

SCALE: 3/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

B3.3

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

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O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

B4.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

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O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

B4.1

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



VIEW 01 @ ACC. BUILDING EAST ELEVATION



VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020

214 S 7TH ST FERNANDINA BEACH 32034

B5.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R I C E A R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



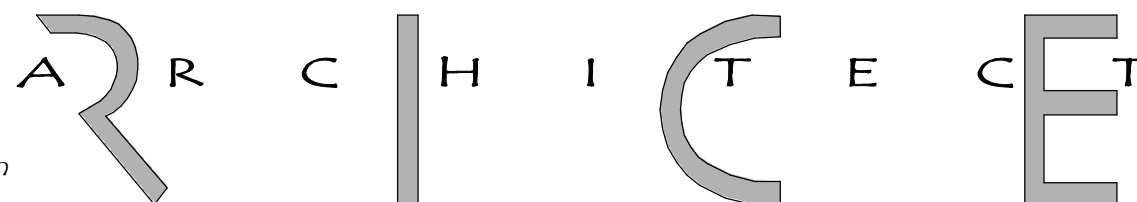
VIEW 01 @ EAST ELEVATION FROM A1A



VIEW 02 @ EAST ELEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL OPT B

ISSUE DATE: 10/01/2020



214 S 7TH ST FERNANDINA BEACH 32034

B6.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00461**

Recorder # **506**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **216 South 7th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
216	South	7th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) **Fernandina Beach**

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

>> **3N ;28E ;23;UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Slab

Other Foundation Types

Foundation Material(s)

>>

Poured Concrete Footing

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **north exterior**

HISTORICAL STRUCTURE FORM

8NA00461

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____

Residential: MOSTly this category

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional)

HISTORY

Construction year 1889

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use

Year Use Started

Year Use Ended

>> Private residence; 1889;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00461

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/12/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

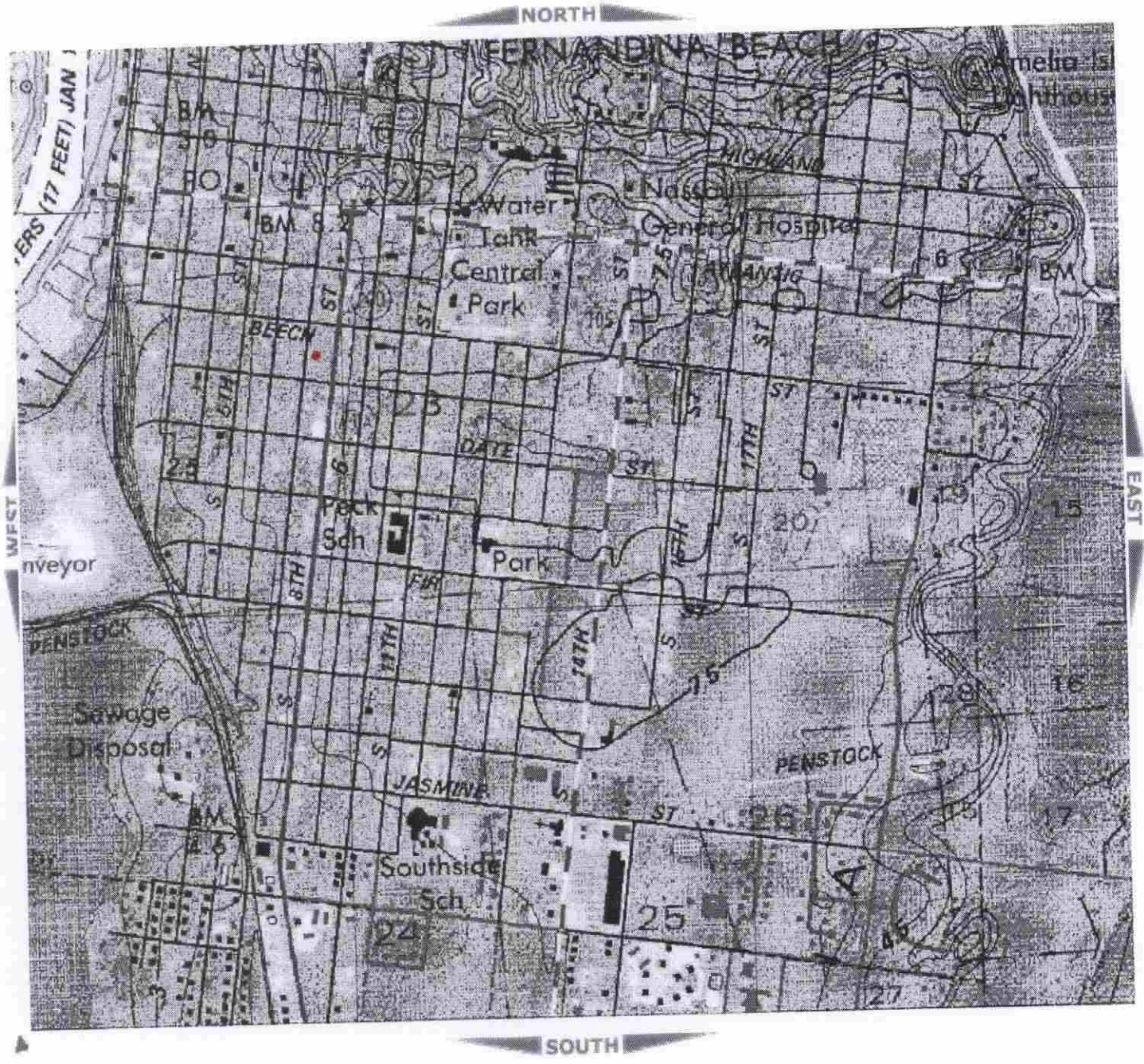
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00461-200703

Supplementary Printout

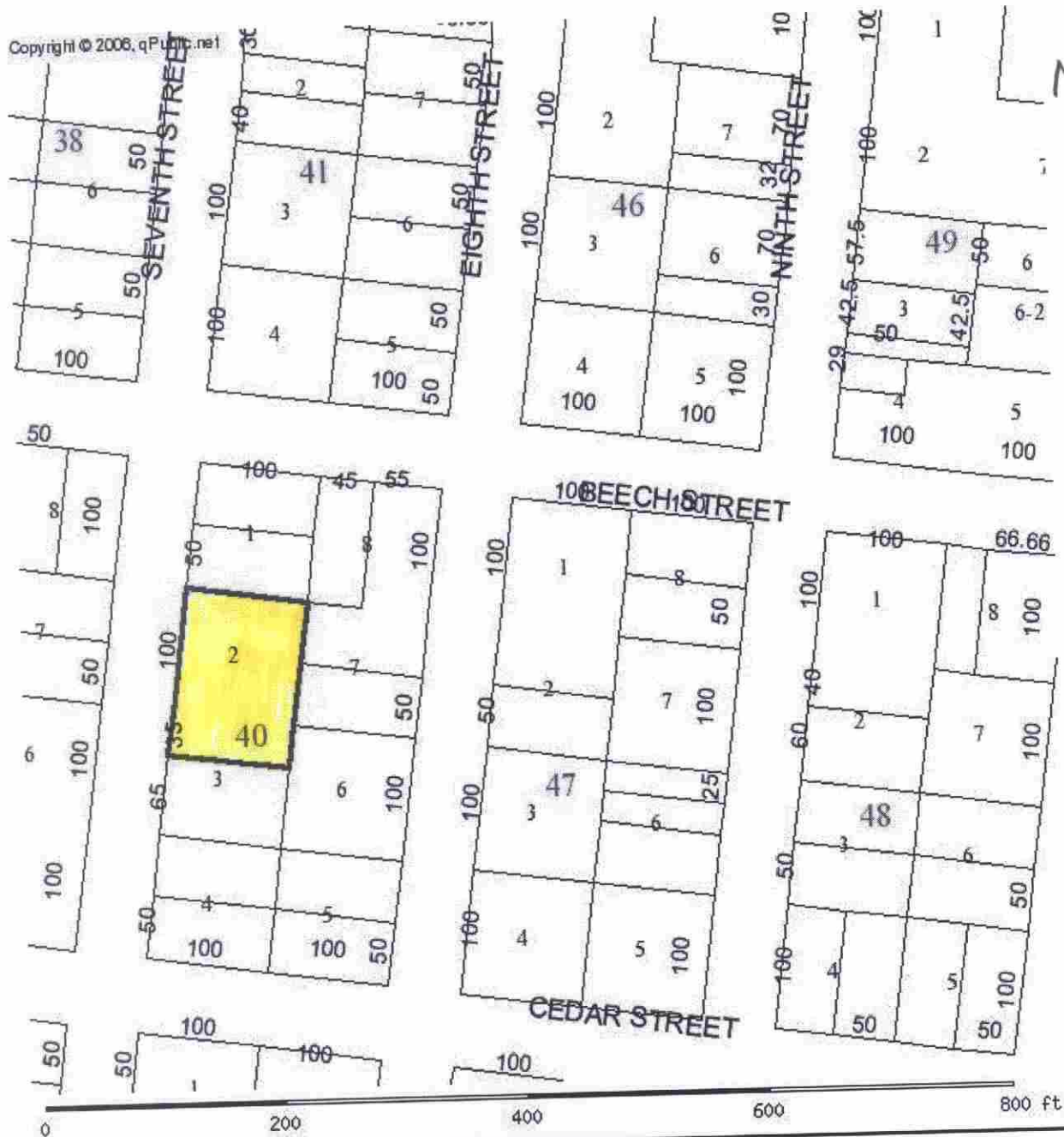
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1889;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



506

NA461

Nassau County Parcel Maps



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0020
GIS CALCULATED ACREAGE	0.31
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GRAZIER VICTORIA S
Mailing Address	214 SOUTH 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	214 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	202,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 461*

SITE NAME: 216 S. 7th St.
ADDRESS OF SITE: 216 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE garage

GOOD

UNALTERED

PRESENT USE pvt. residence

FAIR

x ORIGINAL SITE

DATES pre-1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

See Continuation Sheet

RECORD NUMBER 187

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: platform

PORCHES: S/2-story tiered, 1-bay, shed roof

ORIENTATION: W

FOUNDATION: slab: concrete, poured

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: lateral slope

WINDOW TYPE: DHS, 1/1, wood

CHIMNEY: brick

ROOF SURFACING:

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

216 S. 7th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1926, it is a two-story frame vernacular residential building, that was originally used as a garage.

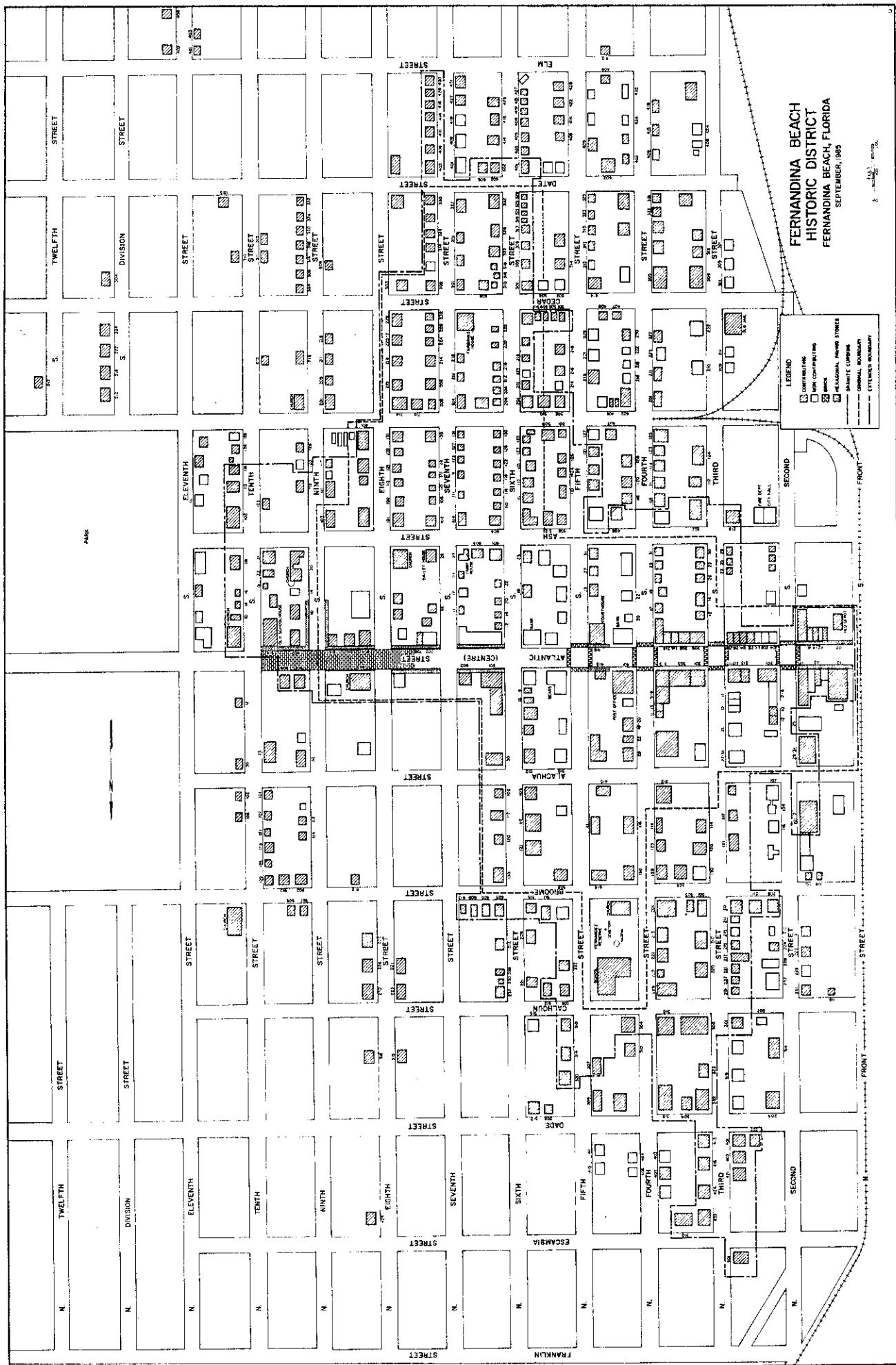
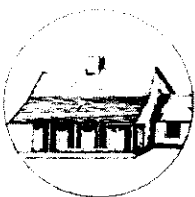


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00461**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 216 S 7th Street Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 216 Direction S Street Name 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0040-0020 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1889 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Garage From (year): 1889 To (year): c1970
 Current Use Private Residence (House/Cottage/Cabin) From (year): c1970 To (year): 2018
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Facade door
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown Historic District

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. Vinyl 3.
 Roof Type(s) 1. Gable 2. 3.
 Roof Material(s) 1. Asphalt shingles 2. 3.
 Roof secondary strucs. (domers etc.) 1. 2.
 Windows (types, materials, etc.) 1/1 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Central door flanked by garage door; overhanging second story with decorative brackets beneath eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) No; resource is service building to Kelly House (NA00106; 214 S 7th Street)

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) Non-historic French door set between flanking garage doors

Porch Descriptions (types, locations, roof types, etc.) Hipped entry hood only with brackets

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Originally garage to NA00106 (Kelly House at 214 S 7th Street)

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.







216



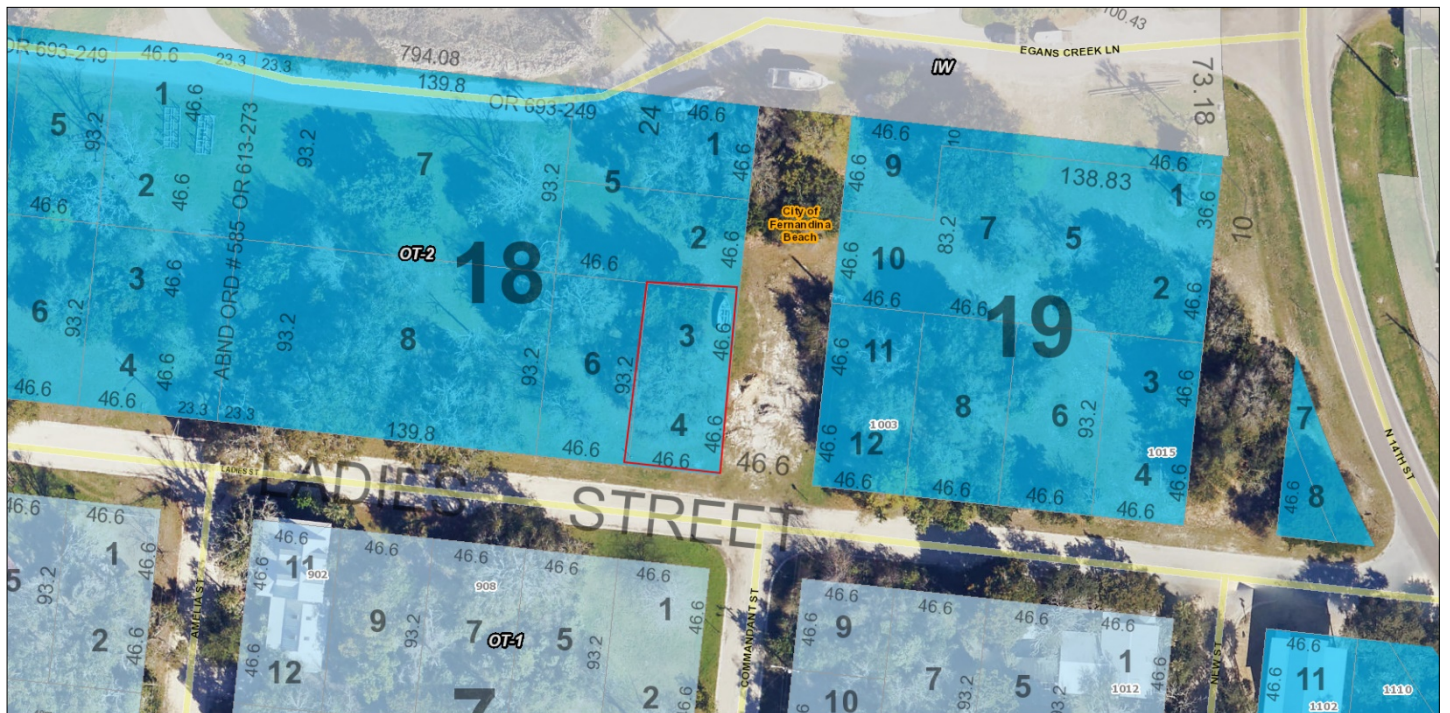


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-09/32
SEPTEMBER 30, 2020

REQUEST SUMMARY:

Owner/Applicant:	Villa Residence (Main House and Accessory Structure)				
Property Address:	Block -18 Lots 3 & 4 Old Town (Ladies Street) (PIN: 00-00-31-1580-0018-0030)				
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias. <u>FINAL APPROVAL REQUESTED</u>				
Current zoning:	OT-2				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		1003 Ladies Street
	West	Vacant	OT-2		

All required application materials have been received. All fees have been paid. All required notices have been made.



APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding	SW 7008 Alabaster White
Doors	Marvin Elevate	Black, Mahogany
Windows	Marvin Elevate	Black
Roofing	5b crimp metal	Galvalume
Fascia/Trim	Smooth Hardie Lap Siding	SW 7007 Ceiling Bright White
Foundation	Tabby Stucco Pier	Tabby Shell/ Light Gray
Shutters	TBD	TBD
Porch/Deck	Tounge and Groove PT	TBD
Fencing	PT Wood	SW 7007 Ceiling Bright White
Driveways/ Sidewalks	Crushed Shell	TBD
Signage	N/A	N/A
Lattice	N/A	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” The site plan demonstrates consistency with setbacks and provides screening from public right-of-way.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Commandant Street. The driveway material has not been determined at this time.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.

- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 34' 1 ¾", which is under the maximum allowable. Height of the accessory structure is 21', which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardiplank siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation.
- **Windows** – Windows are to be 2 over 2, with manufacturer to be determined.
- **Doors** – Front door is to be determined.
- **Accessory structure** – An approximately 466.52 sq.ft garage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that "significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends: FINALL APPROVAL of HDC 2020-09/32

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-09/32 **with or without** conditions

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-09/32, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-/32 Application and Backup Materials

Respectfully Submitted,


 tember 30, 2020

Kelly N. Gibson, AICP
Director

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5772

Date Submitted: 8/6/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6. This application is for the primary house and separate garage located on Lots 3 & 4 on the corner of Ladies and Commandant Streets. This house has 1,287 heated square feet on the first floor and 1,021 heated square feet on the second floor for a total of 2,308 heated square feet. The Garage is 489 unheated square feet. The overall height of this structure is 34'-2". The garage is separated from the main structure, but attached via an open breezeway. The overall height of the garage is 21'. This structure is designed in to blend seamlessly with north Florida vernacular, with a solid masonry base with lap siding above. It is a sideyard typology with porches facing the west into the adjacent courtyard. It is situated to take advantage of the views and breezes on the lot. The hipped roof with a deep overhang and narrow exposed rafter tails is indicative of the region. Several trees will be removed as part of this project. The are marked on the site plan and have been evaluated by the city arborist who determined that they are in declining health.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth lap siding Include FL Product Approval # for Windows and Doors	 (Name/Number)

DOORS

Manufacturer	Product Description	Color
Marvin Elevate	FL4809-R20 Include FL Product Approval # for Windows and Doors	Black (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin Elevate	f15545-R8 Include FL Product Approval # for Windows and Doors	Black (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	5v crimp metal Include FL Product Approval # for Windows and Doors	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
TBD	5v crimp metal Include FL Product Approval # for Windows and Doors	galvalume (Name/Number)

FOUNDATION

Manufacturer
Tabby Stucco

Product Description	Color
Tabby Shell	light gray
Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
TBD		
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
site built	pt wood	SW 7006 Ceiling Bright White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Site Built	Crushed Shell	
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
Villa-cover sheet.pdf	Villa deed.pdf	20811.pdf	OWNERS AUTHORIZATION.pdf

Upload 5

Villa Old Town-HDC
Final Submission.pdf

Upload 6

Choose File No file selected

Upload 7

Choose File No file selected

Upload 8

Choose File No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

6/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



LOCATION MAP, N.T.S.



LADIES STREET ELEVATION, 1/8" = 1'-0"

INSPIRATION

This property on Block 18 in Old Town Fernandina Beach consists of a full interior peonia and two media peonias on the northwest corner of Ladies Street and Commandant Street. The main house is located on the media peonias (Lots 3 & 4), and a second primary structure, serving as a guest house, is situated on the front of the interior peonia (Lot 6). The buildings are designed to be compatible with the north Florida climate, and take cues from the local vernacular and Spanish design influence that is prevalent in the area.

LOT DISPOSITION

The main house is a side yard typology with connecting elements, a side entry porch and the internal screened porch, facing south and west into an interior courtyard. It is positioned to respect all visibility corridors, and specifically addresses the mid-lot corridor on Commandant Street. The guest house is positioned in the front of the lot to hold the street and reinforce the historic order and building pattern of the original city plat.

SIZE, MASS & SCALE

The larger two-story form of the main house is intentional, to hold the corner, while the guest house is

slightly smaller but still maintains an appropriate presence on the street. The 10' floor-to-ceiling heights, wide eaves and simple roof forms help these structures to be compatible with the established building form in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

The main house sits on a solid stucco base which comprises the foundation and first floor, with lap siding above. The guest house is a lighter form, entirely clad in siding except for the vented stucco base. A number of connecting elements are used. The main house has a side porch, which is the primary entry feature and delineates between the public and private realm. It also has an internal screened porch which allows private access and view to the side courtyard. Commandant Street is punctuated by bay windows, and an enclosed connector that defines the mid-lot visibility corridor. The guest house has a front stoop that engages with the street, and a rear porch that provides that private access to the private yard. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Villa House & Guest House

Old Town Fernandina Beach - Block 18, Lots 3, 4 & 6

June 8, 2020



TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.
2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.
3. A purchase of blueprint prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.
4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.
5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.
12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.
13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.
14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.
15. **DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.
16. **LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.
17. This agreement shall be construed in accordance with South Carolina law.
18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



VILLA RESIDENCE

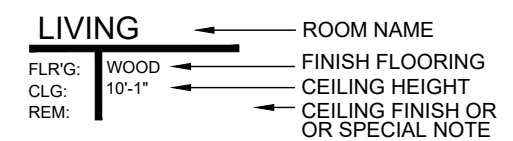
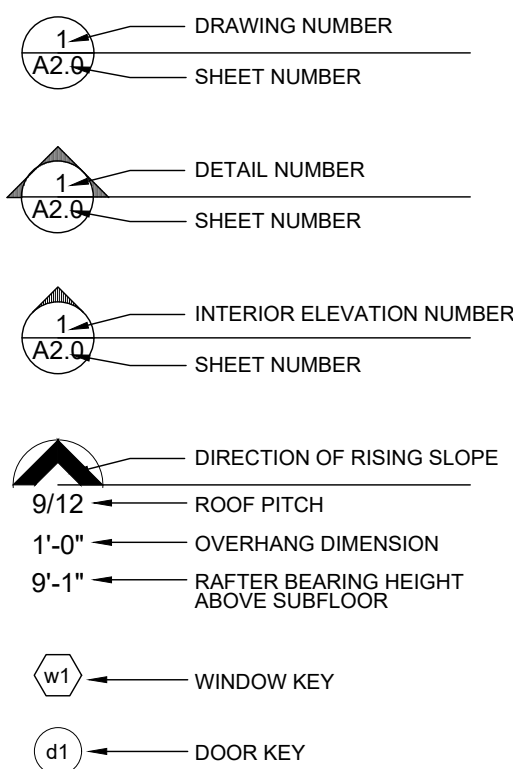
BLOCK 18, LOTS 3 & 4 | OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN - FOR LOTS 3, 4 & 6
S1.0	FOUNDATION PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS & WALL SECTION

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION. VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS



ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	COUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL

INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OP'NG	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SQFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRT'D	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE:

AUG. 6, 2020



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGN

17 MARKET NO. 2 BEAUFORT, SC 29906

info@moserdesigngroup.com
PHONE (843) 379-5630

REVISIONS

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

PROJECT:

VILLA RESIDENCE
BLOCK 18, LOTS 3 & 4
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

HDC FINAL REVIEW SET

SHEET:

GREY
G1.0

GENERAL NOTES

1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.

2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE

1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.

2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".

3. Admixtures shall not be permitted without written approval of the Engineer.

4. Formwork shall be clean and free of defects.

5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2

MASONRY WALLS

1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.

2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL

1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.

2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES

1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.

2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD

1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.

2. Roof framing to be engineered roof trusses, or stick framed, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.

3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES

1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.

2. All joists installed crown up unless noted otherwise.

3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.

4. Provide solid blocking between joists above frame walls and beams.

5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.

6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.

7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc.

8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

9. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor

10. Wall Types

a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted

b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.

c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.

d. Notch maximum 25% of Stud depth

e. Bored hole maximum 40% Stud depth

11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.

12. Typical header to be (3) 2x8's over doors & windows

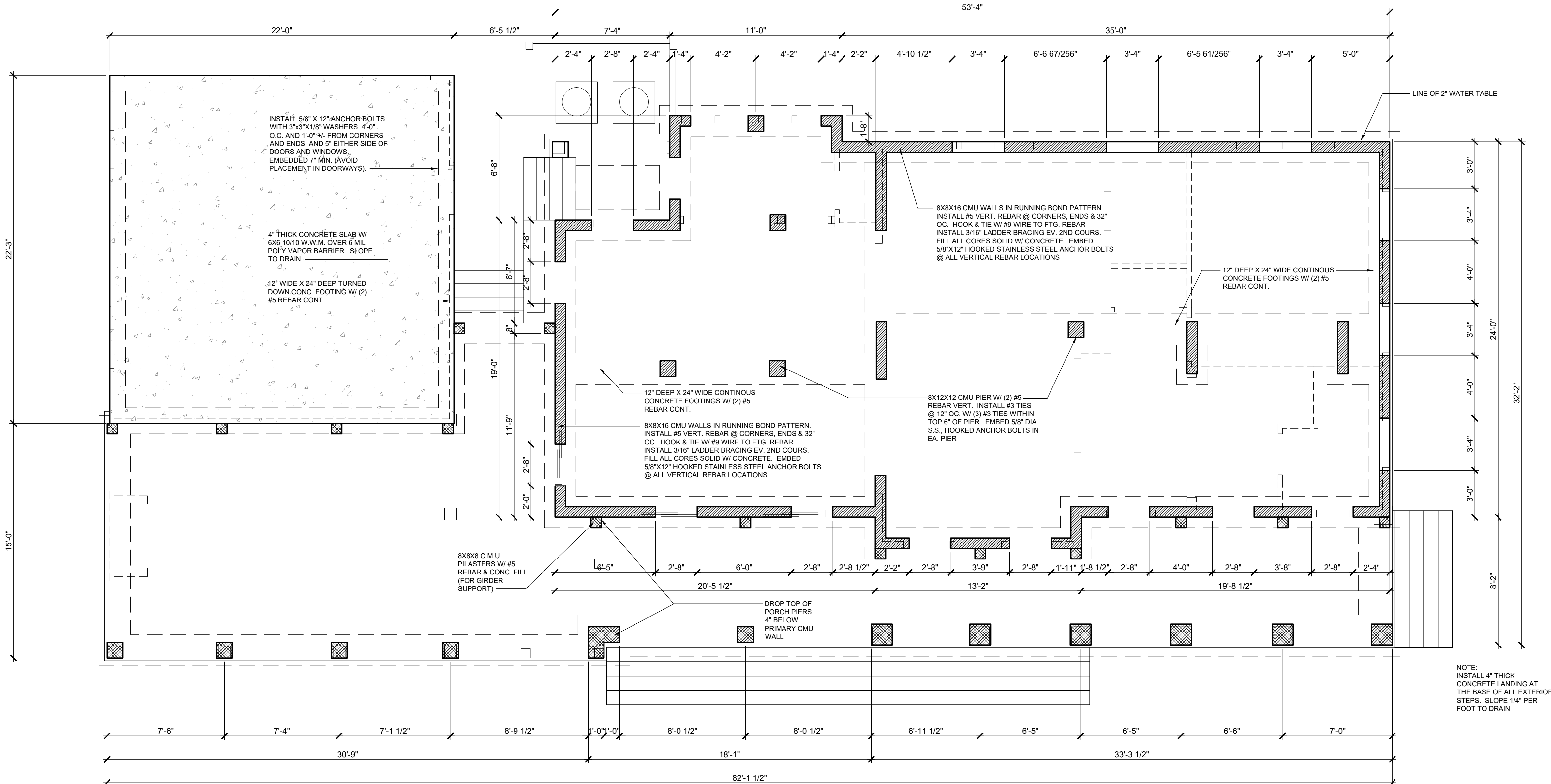
13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.

14. Coordinate truss design with rough frame opening for pull down attic stair.

CONSTRUCTION NOTE:

This plan is for basic concepts.
Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction.
Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

DO NOT CONSTRUCT FOUNDATION AS SHOWN.
Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.



- LEGEND
- INDICATES 4" DEEP REINFORCED CONCRETE SLAB
- INDICATES PRIMARY CMU PIER OR FOUNDATION WALL. BASE HEIGHT
- INDICATES CMU'S WITH TOP OF BLOCK 4" BELOW PRIMARY CMU

DATE :

AUG. 6, 2020

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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNER

177 MARKET NO. 2 BEAUFORT, NC 28596

info@moserdesigngroup.com

PHONE (843) 379-5630

REVISIONS

PROJECT :

VILLA RESIDENCE

BLOCK 18 LOTS 3 & 4

OLD TOWN, PERNANDINA BEACH

FLORIDA

FLORIDA

SHEET :

HDC FINAL REVIEW SET

S1.0

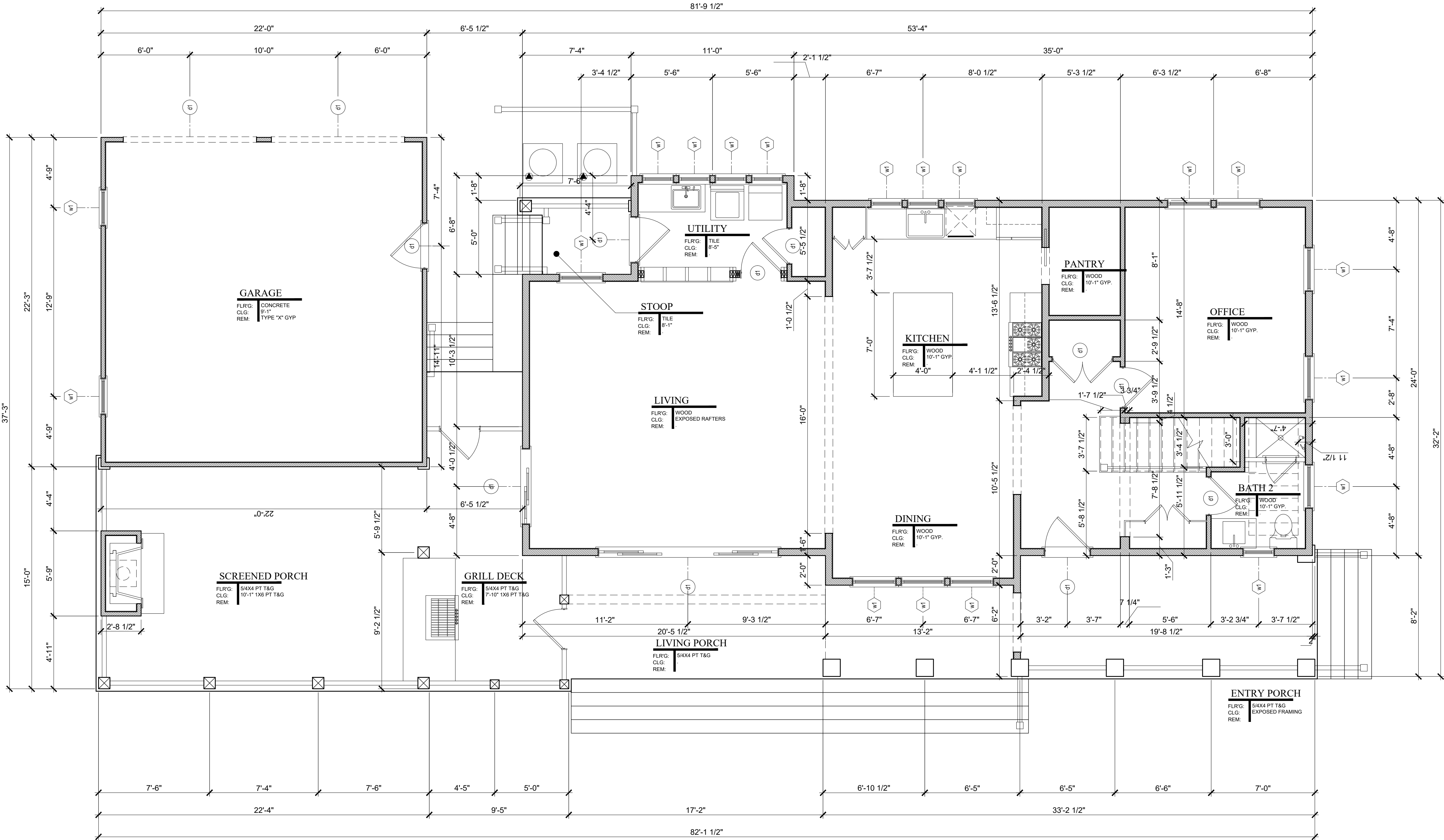
NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

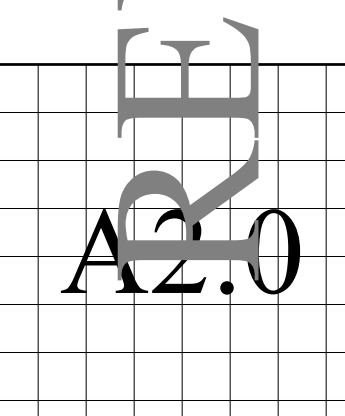
NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

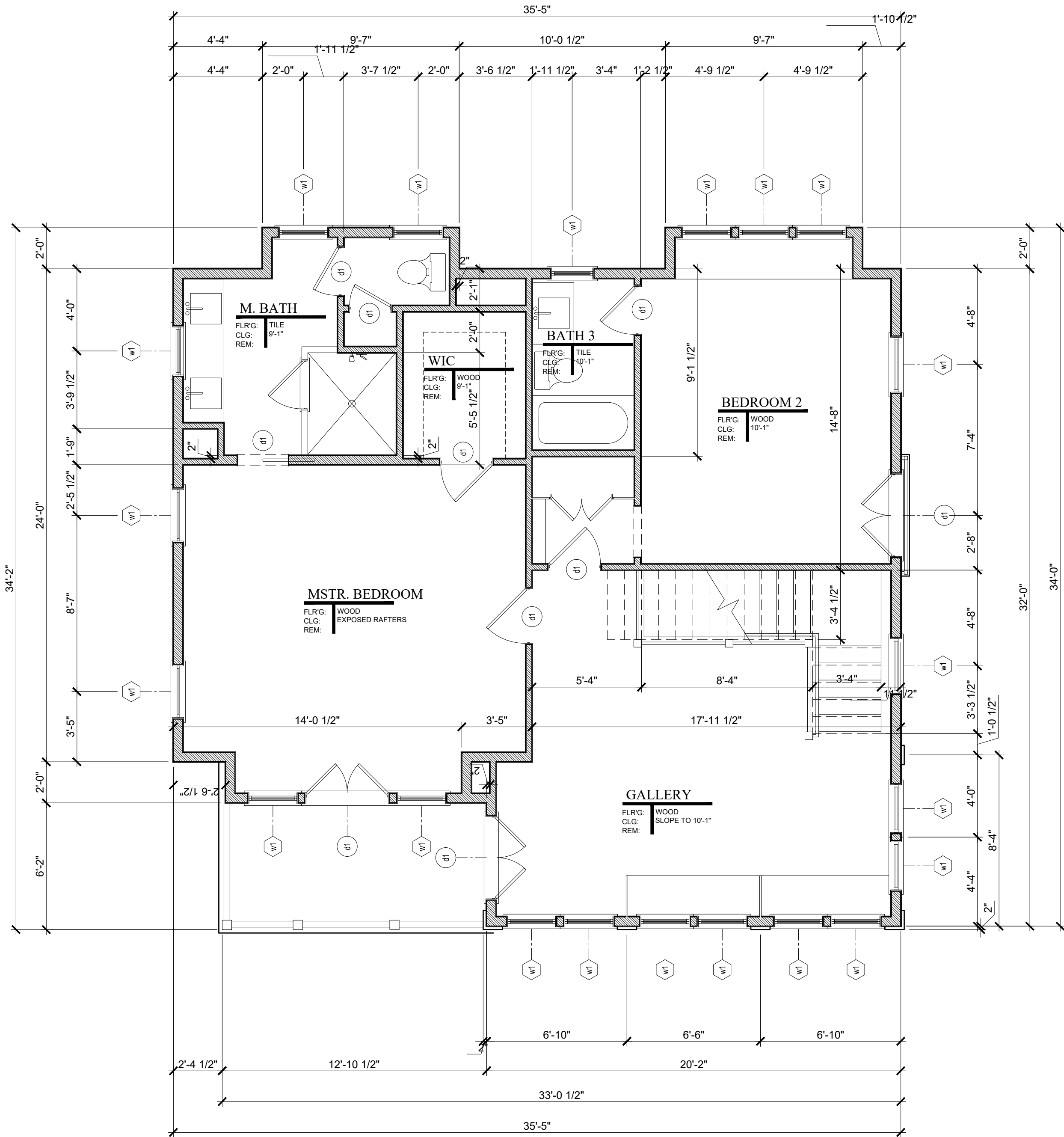
INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS. FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.
ROOF RAFTERS R-30
EXTERIOR WALLS R-19
FOUNDATION / CRAWL SPACE R-19
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.
INSULATION SHALL COMPLY WITH R316.6, AND R806.5

- FINISH NOTES**
- Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
 - Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
 - Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
 - All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.
 - Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.
- BATH ACCESSORIES NOTES**
- Bath accessories are generally not shown anywhere on the plans, buidler to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

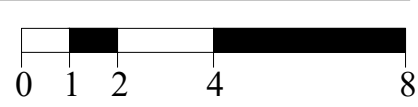


1
A2.0
FIRST FLOOR PLAN
1/4" = 1'-0"
0 1 2 4 8

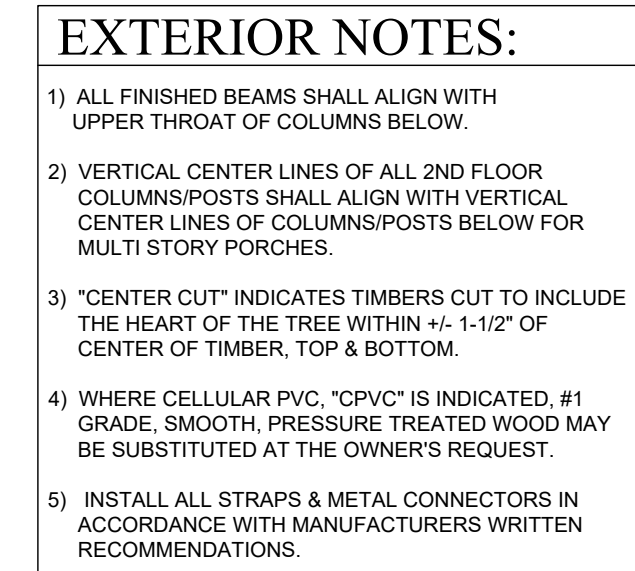
DATE:	AUG. 6, 2020
	 MOSER DESIGN GROUP Residential Design Urban Planning
PROJECT:	VILLA RESIDENCE BLOCK 18, LOTS 3 & 4 OLD TOWN, HERNANDINA BEACH NASSAU COUNTY, FLORIDA
	 HDC FINAL REVIEW SET
SHEET:	A2.0
	 MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGN 17 MARKET NO. 2 BEA FOUNT, SU 28906 info@moserdesigngroup.com PHONE (843) 379-5630



1
A2.1
SECOND FLOOR PLAN
1/4" = 1'-0"



SHEET :	PROJECT :	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	REVISIONS :	DATE :
A2.1	VILLA RESIDENCE BLOCK 18, LOTS 3 & 4 OLD TOWN, HERNANDINA BEACH NASSAU COUNTY, FLORIDA Building codes are valid for certain geographical locations and these plans may not comply with the zoning governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with a professional engineer or architect, as necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.	All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, the accuracy, completeness, and appropriateness of the plans for the intended use. Moser Design Group, Inc. has no liability for any damages, including consequential or indirect damages, of any kind, including but not limited to, loss of profits, loss of business, or loss of income, arising from the use of these plans. Moser Design Group, Inc. has no liability for any damages, including consequential or indirect damages, of any kind, including but not limited to, loss of profits, loss of business, or loss of income, arising from the use of these plans. Moser Design Group, Inc. has no liability for any damages, including consequential or indirect damages, of any kind, including but not limited to, loss of profits, loss of business, or loss of income, arising from the use of these plans.	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGN 17 MARKET NO. 2 BEA FORT, SU 28906 info@moserdesigngroup.com PHONE (843) 379-5630	AUG. 6, 2020 MOSER DESIGN GROUP Residential Design Urban Planning



AUG. 6, 2020



MDG

MOSER DESIGN GROUP
Residential Design
Urban Planning

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNER
17 MARKET NO. 2 BEA FORT, SU 29905
info@moserdesigngroup.com
PHONE (843) 379-5630

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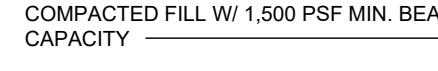
VILLA RESIDENCE
BLOCK 18, LOTS 3 & 4
OLD TOWN NASSAU BEACH
NASSAU COUNTY, FLORIDA

HDC FINAL REVIEW SET

A3.0



- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINE OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CUMULATED PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



SHEET: 1

REL

AS.1



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE MICHAEL AND JESSICA VILLA
(print name of property owner(s))

hereby authorize: Lauren Kelly of Moser Design Group
(print name of agent)

to represent me/us in processing an application for: Historic District Council C.O.A.
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

MICHAEL VILLA
(Print name of owner)

[Signature]
(Signature of owner)

JESSICA VILLA
(Print name of owner)

STATE OF FLORIDA
COUNTY OF Duval ss }
~~NASSAU~~

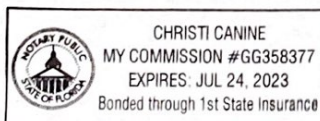
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day
of May, 20 20, by Michael and Jessica Villa.

[Signature]
Notary Public

Christi Canine
Printed Name

7/24/23
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FL DC



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201795
Sales Price: \$300,000.00

Parcel No.: 00-00-31-1580-0018-0060

This **WARRANTY DEED**, made the **4th day of May, 2020**, by **Old Town Properties, LLC, a Florida Limited Liability Company** (whether one or more, the "Grantor"), to **Michael W. Villa and Jessica L. Villa, husband and wife**, whose post office address is 14746 Plumosa Drive, Jacksonville, FL 32250 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All those certain lots, pieces or parcels of land situate, lying and being in the city of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and further known and described on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 3, 4, & 6 Block 18, of "Old Town."

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

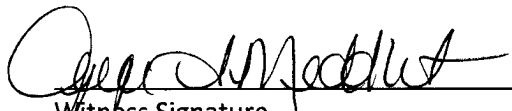
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

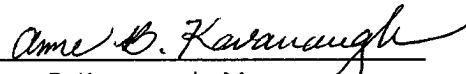
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

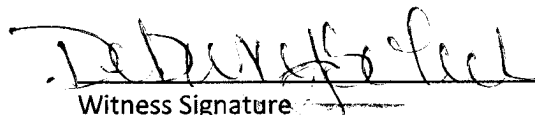
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

Old Town Properties, LLC
a Florida Limited Liability Company

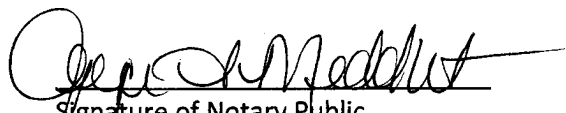
By: 
Anne B. Kavanaugh, Manager

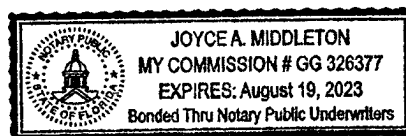

Witness Signature
Printed Name: Debora J. Solich

Address:
112 North 6th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of May, 2020 by Anne B. Kavanaugh Manager of Old Town Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.


Signature of Notary Public
Print, Type/Stamp Name of Notary



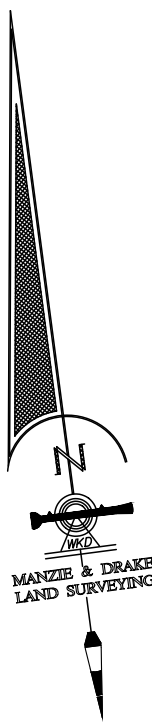
Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THOSE LOTS, PIECES OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:

LOTS 3, 4 AND 6, BLOCK 18, OLD TOWN

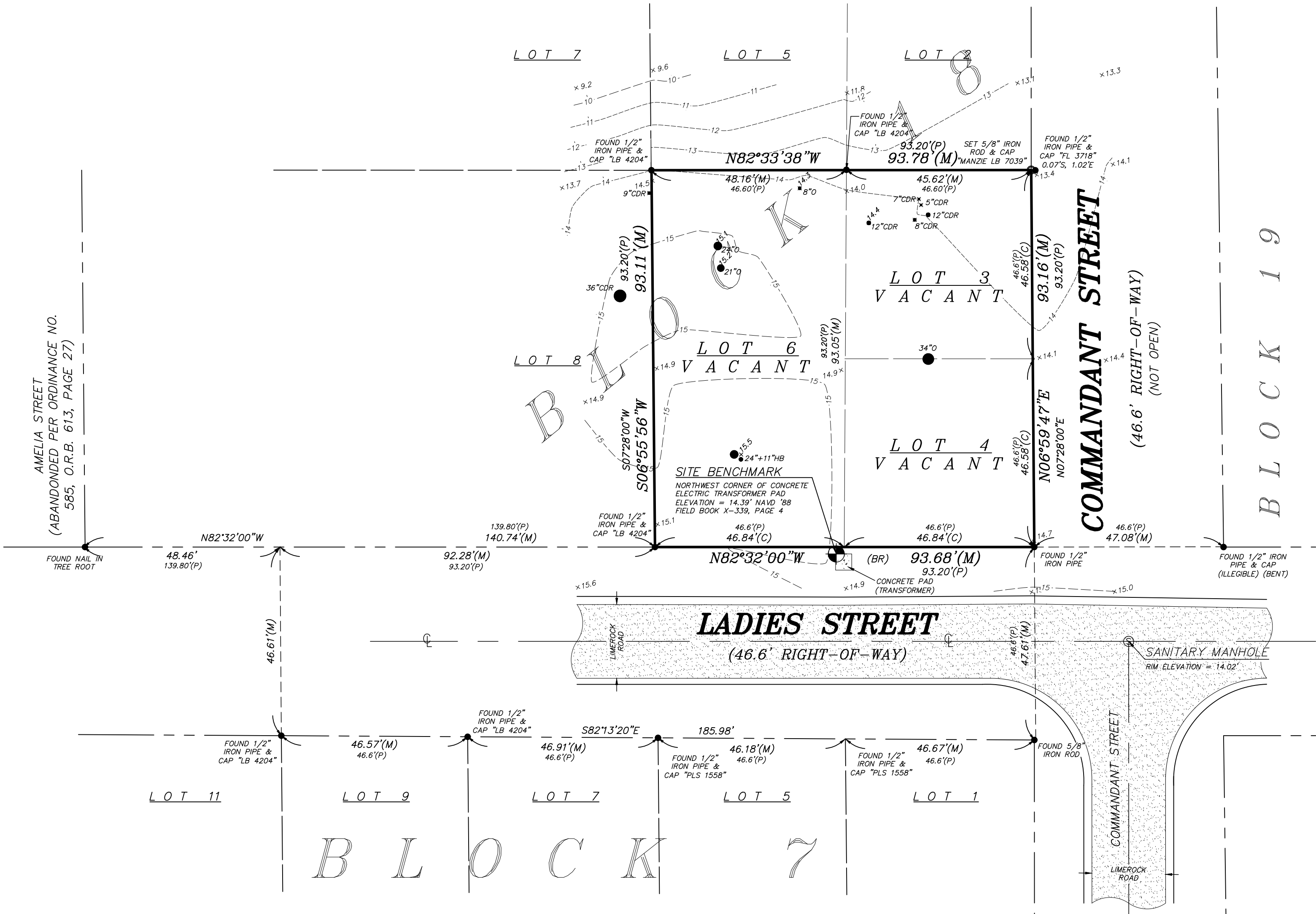


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:
MIKE VILLA



LEGEND

CL = CENTERLINE
E.T. = CONCRETE FLATWORK
O.R.B. = OFFICIAL RECORDS BOOK

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on an assumed bearing of N82°32'00"E for thenortherly right-of-way line of Ladise Street. The bearing reference line is indicated as thus (BR).
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0229 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is north rim of sanitary manhole located at the centerline intersection of Commandant Street And Ladies Street. (Elevation = 14.02' NAVD '88)

TREE LEGEND

CDR = CEDAR TREE
HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 13

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

SCALE: 1"=20' JOB NO: 20811 DATE: 12/20/2019 CADD: BH

F.B. NO: X-339 PAGE NO: 4 FIELD CREW: SS FILE NO: B-1400



HISTORIC DISTRICT COUNCIL STAFF REPORT

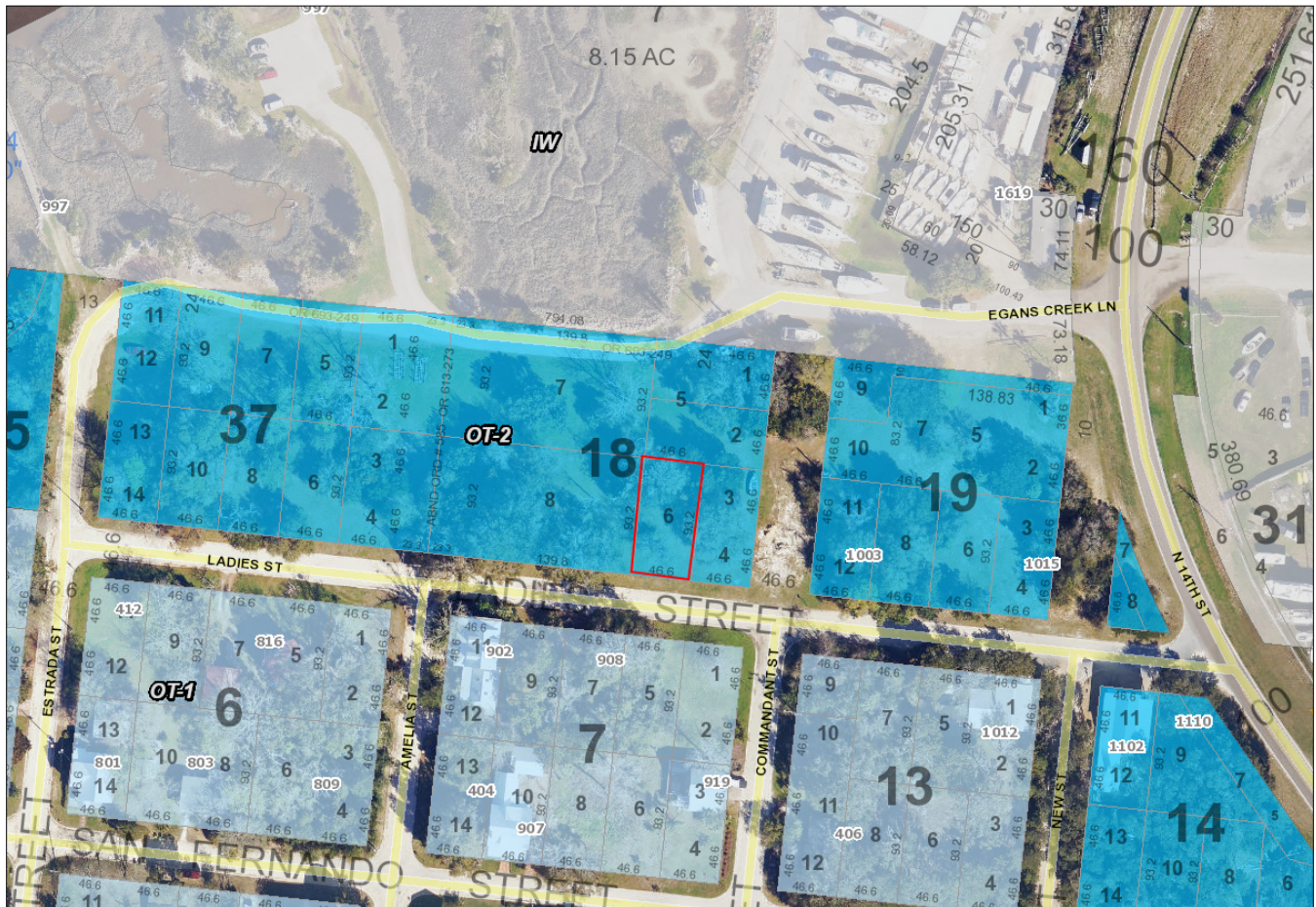
HDC 2020-14+ 33

SEPTEMBER 30, 2020

REQUEST SUMMARY:

Owner/Applicant:	Villa Residence (Guest House and Pool)				
Property Address:	Block -18, Lot 6 Old Town (Ladies Street) (PIN: 00-00-31-1580-0018-0060)				
Requested action:	Certificate of Approval (COA) to construct a 1-story primary structure and pool on a parcel containing one full peonia. <u>FINAL APPROVAL REQUESTED</u>				
Current zoning:	OT-2				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

All required application materials have been received. All fees have been paid. All required notices have been made.



APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding	SW 7008 Alabaster White
Doors	Marvin Elevate	Black, Mahogany
Windows	Marvin Elevate	Black
Roofing	5b crimp metal	Galvalume
Fascia/Trim	Smooth Hardie Lap Siding	SW 7007 Ceiling Bright White
Foundation	Tabby Stucco Pier	Tabby Shell/ Light Gray
Shutters	TBD	TBD
Porch/Deck	Tounge and Groove PT	TBD
Fencing	PT Wood	SW 7007 Ceiling Bright White
Driveways/ Sidewalks	Crushed Shell	TBD
Signage	N/A	N/A
Lattice	N/A	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Visibility Triangle** – Not applicable.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” The site plan should be amended for FINAL approval to demonstrate compliance of AC unit location and pool equipment.
- **Visibility Corridors** – N/A
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Ladies Street. The driveway material has not been determined at this time.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 28’ 8 ¼”, which is under the maximum allowable.

- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardilap siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation.
- **Windows** – Windows are to be 2 over 2, Marvin Elevate
- **Doors** – as listed above, Marvin Elevate.
- **Accessory structure** – N/A

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends: FINAL APPROVAL of HDC 2020-14/33

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-14/33 **with or without** conditions

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-14/33, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-14/33 Application and Backup Materials

Respectfully Submitted,



**Kelly N. Gibson, AICP
Director**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5773

Date Submitted: 8/6/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6. This application is for the guest house located on Lot 6 on Ladies Street. Lot 6 contains a cottage with a pool courtyard behind. This cottage has 658 heated square feet on the first floor and 264 heated square feet on the second floor for a total of 922 heated square feet. The overall height is 28'-8". This cottage is smaller in mass and scale than the main house on the adjacent lots; however it also takes its cues from the north Florida vernacular, with lap siding and a stucco base. The simple hipped roof with a deep overhang and narrow exposed rafter tails is indicative of the region. On this cottage, a stoop and bracketed awning addresses Ladies Street and provides the transition from the public to private realm.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth lap siding Include FL Product Approval # for Windows and Doors	SW 7008 Alabaster White (Name/Number)

DOORS

Manufacturer	Product Description	Color
Marvin Elevate	FL4809-R20 Include FL Product Approval # for Windows and Doors	Black, Mahogany (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin Elevate	FL5545-R8 Include FL Product Approval # for Windows and Doors	Black (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	5v crimp metal Include FL Product Approval # for Windows and Doors	Galvalume (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Smooth Include FL Product Approval # for Windows and Doors	SW 7007 Ceiling Bright White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Tabby Stucco	Tabby Shell Include FL Product Approval # for Windows and Doors	Light gray (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
TBD	PT Tongue & Groove Include FL Product Approval # for Windows and Doors	TBD (Name/Number)

FENCING

Manufacturer	Product Description	Color
Site Built	Pt wood Include FL Product Approval # for Windows and Doors	SW 7007 Ceiling Bright White (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Site Built	Crushed Shell Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
Villa Old Town GH-HDC Final Review.pdf	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

6/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.
2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.
3. A purchase of blueprint prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.
4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.
5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.
12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.
13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.
14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.
15. **DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.
16. **LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.
17. This agreement shall be construed in accordance with South Carolina law.
18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



VILLA GUEST HOUSE

BLOCK 18, LOT 6 | OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

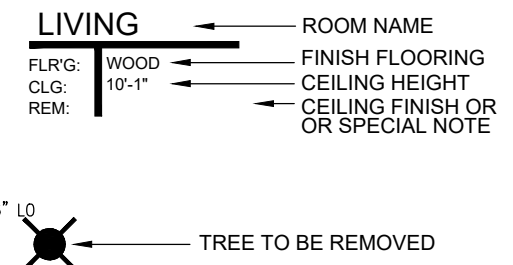
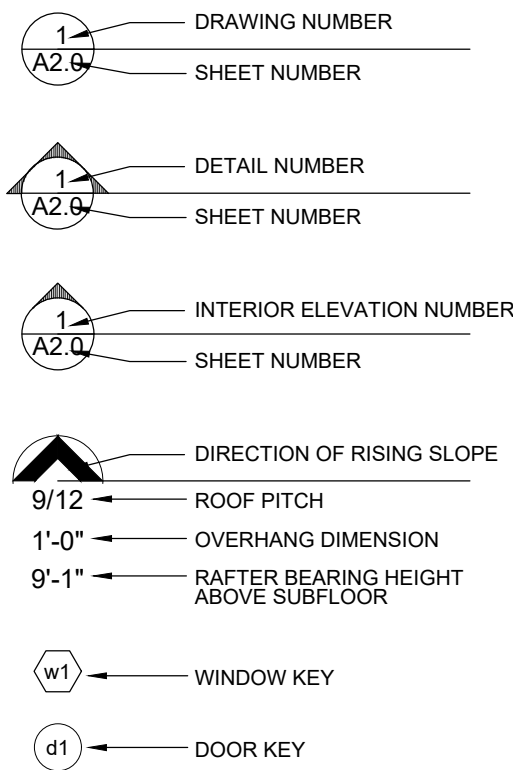
DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
S1.0	FOUNDATION AND FRAMING PLANS
A2.0	FLOOR PLANS
A3.0	ELEVATIONS & WALL SECTION

NOTE: SITE PLAN IS SHOWN IN THE MAIN HOUSE DRAWING SET, SHEET G1.1

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION. VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS



ABV	ABOVE	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	IN	INCHES
ASF	ABOVE SUBFLOOR	JST	JOIST
ADJ	ADJ	MIN	MINIMUM
@	AT	MAX	MAXIMUM
BFE	BASE FLOOD ELEVATION	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	OP'NG	OPENING
CNTR	CENTER	OC	ON CENTER
CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PT	PRESSURE TREATED
DIA	DIAMETER	PNT	PAINT
DBL	COUBLE	R	RISER
DEG	DEGREES	ROW	RIGHT OF WAY
EXT	EXTERIOR	REQ'D	REQUIRED
FFE	FINISHED FLOOR ELEVATION	REM	REMOVE
FIN	FINISH	SQFT	SQUARE FEET
FL	FLOOR	TOT	TOP OF BLOCK
FT	FEET	TOS	TOP OF STUD
FOS	FACE OF STUD	TRD	TREAD
FOB	FACE OF BLOCK	TRT'D	TREATED
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	GALV	GALVANIZED
HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	STAINLESS STEEL
HT	HEIGHT		
H/C	HANDICAP		
HDR	HEADER		
HORZ	HORIZONTAL		

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE:

AUG. 6, 2020



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGN
17 MARKET NO. 2 | BEAUFORT, FL 32095
info@moserdesigngroup.com
PHONE (843) 379-5630

REVISIONS

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

All construction plans purchased from Moser Design Group, Inc. are provided as-is, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including economic loss arising from the use of these plans for construction. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans. Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans. This agreement shall be construed in accordance with South Carolina law. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

PROJECT:

VILLA GUEST HOUSE
BLOCK 18, LOT 6
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

HDC FINAL REVIEW SET

SHEET:

G1.0

A2.0



1 LADIES STREET ELEVATION
A3.0 1/4" = 1'-0"



2 LEFT ELEVATION
A3.0 1/4" = 1'-0"

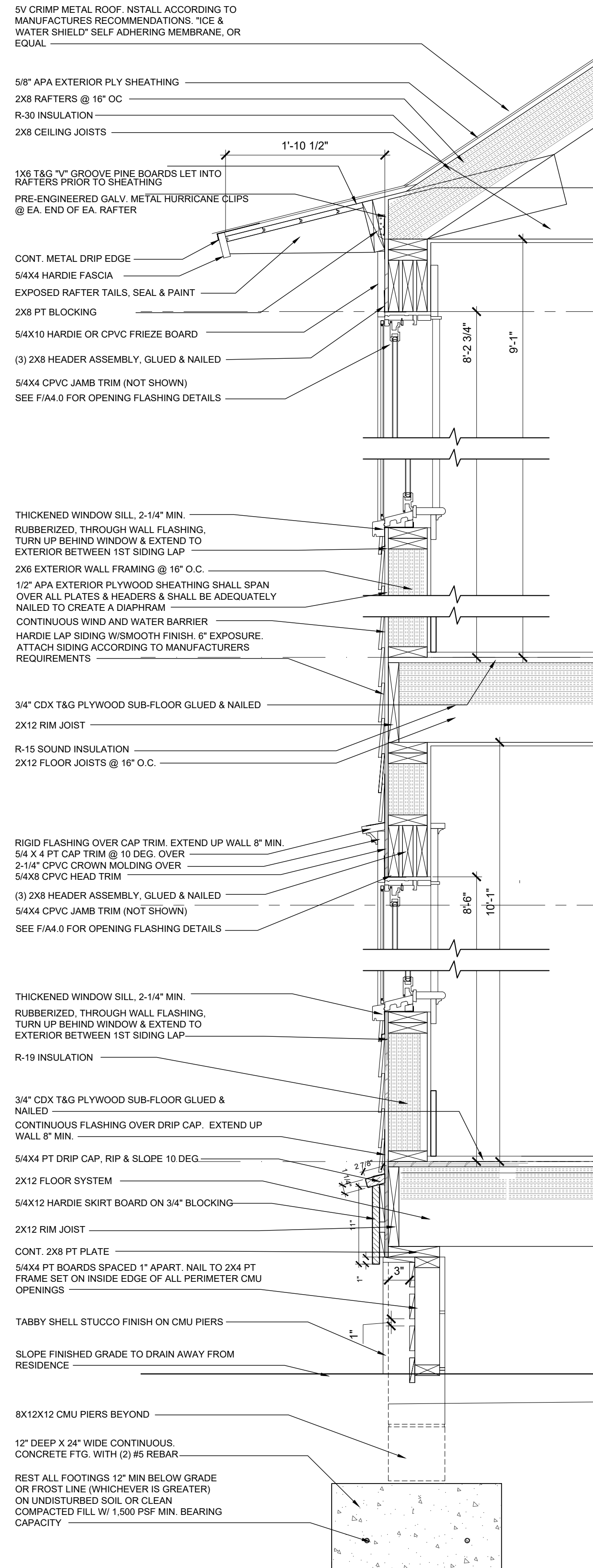


3 REAR ELEVATION
A3.0 1/4" = 1'-0"



4 RIGHT ELEVATION
A3.0 1/4" = 1'-0"

- EXTERIOR NOTES:**
- ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
 - VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
 - "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN 1/4-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
 - WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
 - INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



5 TYPICAL WALL DETAIL
A3.0 1/4" = 1'-0"

DATE:		AUG. 6, 2020
MOSER DESIGN GROUP, INC.		MOSER DESIGN GROUP Residential Design Urban Planning
REVISIONS		1. RESIDENTIAL DESIGNER 17 MARKET NO. 2 BEA FORT, FL 32906 info@moserdesigngroup.com PHONE (843) 379-5630
PROJECT:		VILLA GUEST HOUSE BLOCK 18, LOT 6 OLD TOWN, FLORIDA NASSAU COUNTY, FLORIDA
SHEET:	A3.0	HDC FINAL REVIEW SET
		A3.0



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-30
OCTOBER 15, 2020

Owner/Applicant:	Chism Development Company, agent for Christine Stewart
Property Address:	Block 11 Lots 3 & 4 New Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0030
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Conceptual Certificate of Approval (COA) to construct a 2-story primary residence

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Conceptual Certificate of Approval (COA) to construct a two-story primary structure and a two-story accessory structure.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

ANALYSIS:

Staff finds that the proposed design is conceptually compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation and setbacks.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2020-30

MOTION TO CONSIDER:

I move to approve or deny case number HDC 2020-30 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case HDC 2020-30, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **conceptual** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1** **HDC 2020-30 Application and Backup Materials**
- EXHIBIT 2** **HDC 2020-30 Elevations and Site Plan**
- EXHIBIT 3** **Photos**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5770

Date Submitted: 8/6/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
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HDC 2020



IMPORTANT NOTES

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Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

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Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

New construction home on lots 1 and 2 on the corner of Someruelus and Commandant Street.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Hardi Clapboard Siding Include FL Product Approval # for Windows and Doors	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Stand Seam Metal Roof Include FL Product Approval # for Windows and Doors	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Composite Include FL Product Approval # for Windows and Doors	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

Manufacturer	Product Description
	Include FL Product Approval # for Windows and Doors

Color
(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Pwners Authorization for Agent.pdf	Upload 2 Picture of Lot 1.pdf	Upload 3 Picture of Lot 2.pdf	Upload 4 Picture of Lot 3.pdf
Upload 5 Property Search Results.pdf	Upload 6 08.06.20 Plans.pdf	Upload 7 Choose File No file selecte	Upload 8 Choose File No file selecte

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
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9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Wayne

Applicant Last Name*

Chism

Today's Date*

8/6/2020

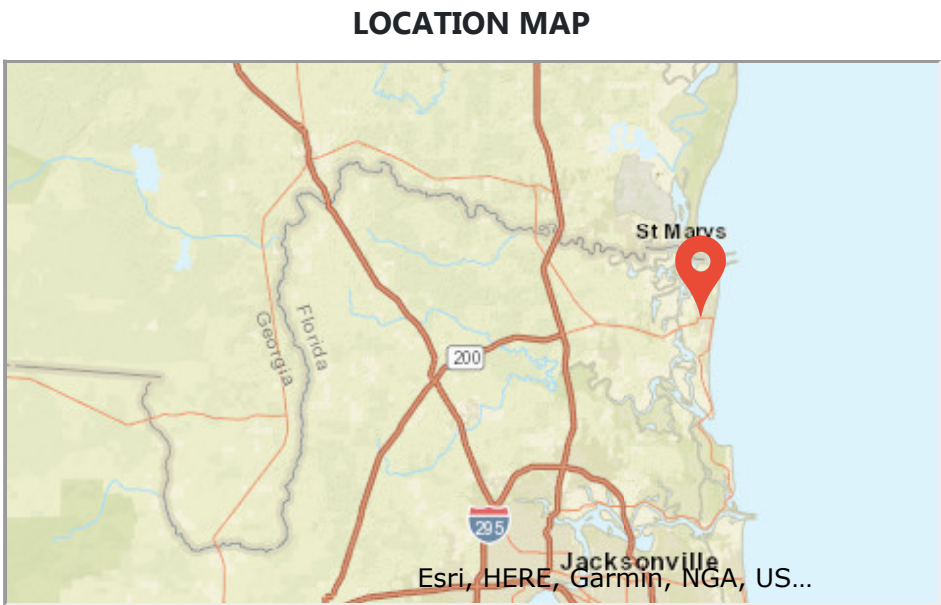
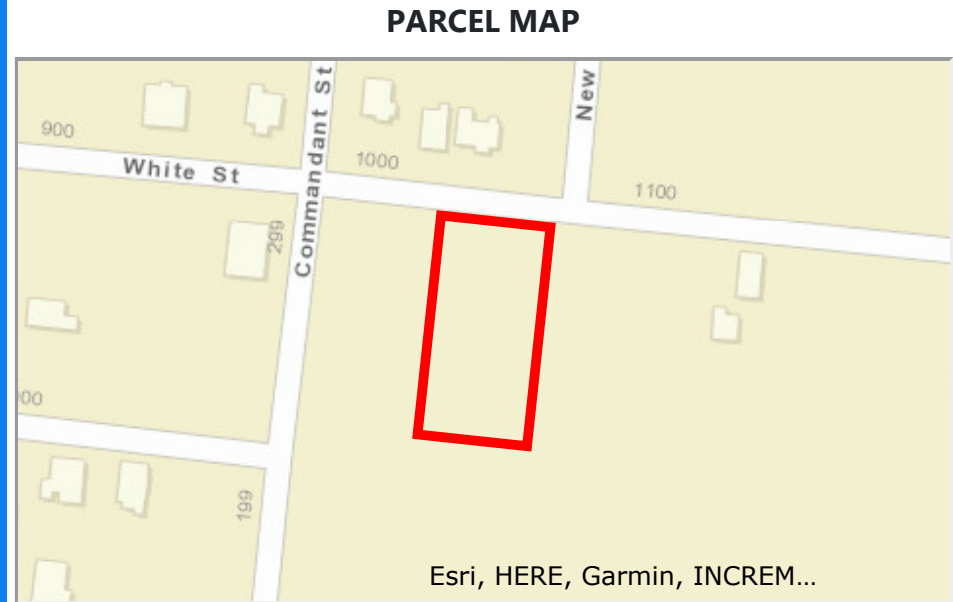


DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

PROPERTY INFORMATION	
Parcel Number 00-00-31-1580-0011-0010	
Owner Name	STEWART CHRISTINE &
Mailing Address	THOMPSON KATHERINE J 37 OAK GROVE PLACE FERNANDINA BEACH, FL 32034
Location Address	NEW ST FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	No
Property Usage	VACANT 000000
Deed Acres	0
Short Legal	BLOCK 11 LOTS 1 THRU 6 IN OR 2327/234 OLD TOWN

2020 Preliminary Values	
Land Value	\$316,200
(+) Improved Value	\$0
(=) Market Value	\$316,200
(-) Agricultrual Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$316,200
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$316,200
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$0
Note - *10% Cap does not apply to School Taxable Value	



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-12-19	2327 / 234	\$100	PR	U	N	THOMPSON KATHERINE J P/R	STEWART CHRISTINE ET AL
1971-01-01	109 / 684	\$1,800	TA	Q	N		



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Christine Stewart and Katherine Thompson
(print name of property owner(s))

hereby authorize: Wayne R. Crism
(print name of agent)

to represent me/us in processing an application for: HDC
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Christine Stewart
(Signature of owner)

Katherine Thompson
(Signature of owner)

Christine Stewart
(Print name of owner)

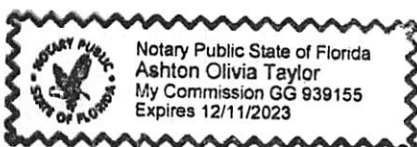
Katherine Thompson
(Print name of owner)

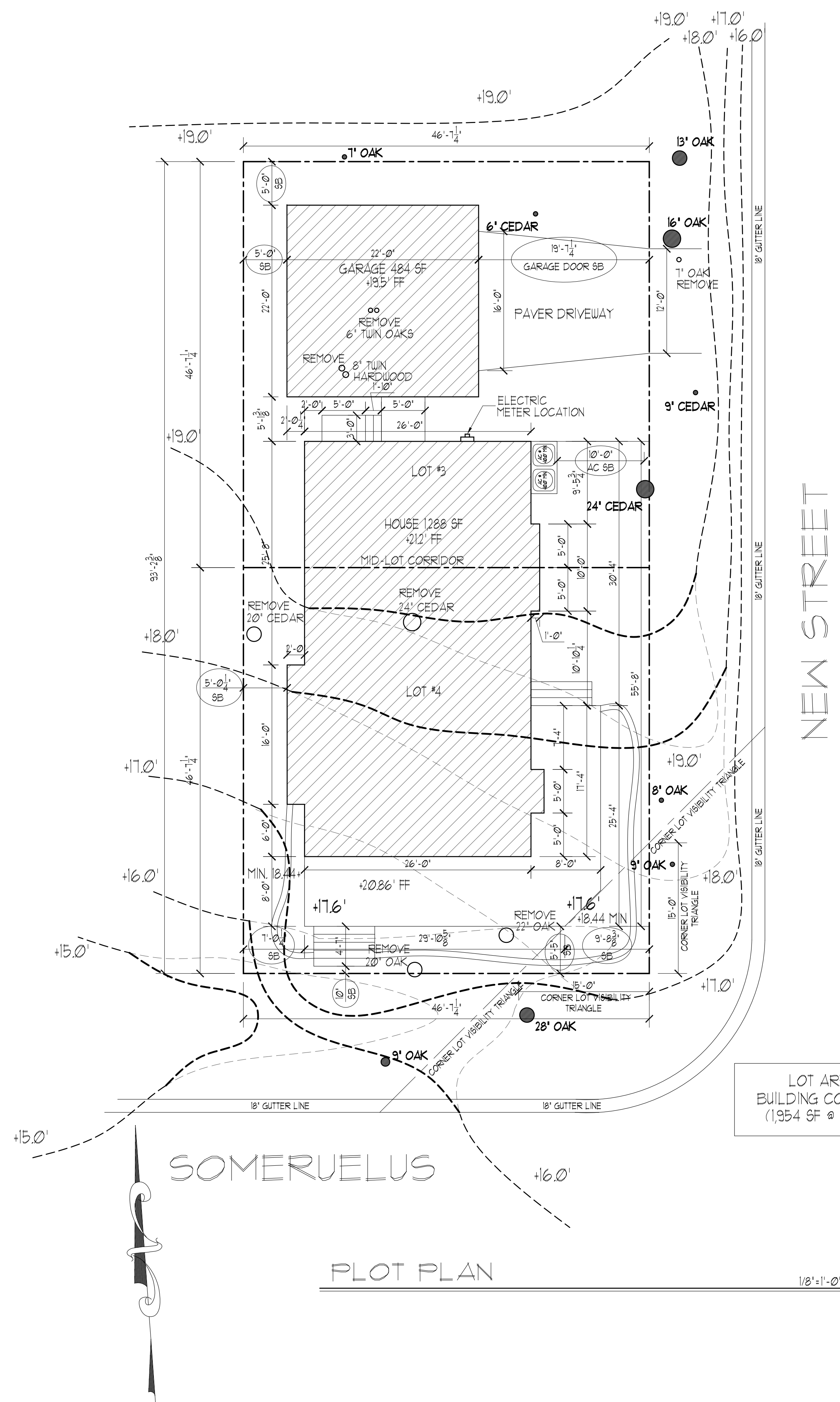
STATE OF FLORIDA
COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 06 day
of August, 2020, by Christine Stewart & Katherine Thompson
Ashton Olivia Taylor Ashton Taylor 12/11/2023
Notary Public Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____





LOT AREA: 4343 SF
BUILDING COVERAGE: 1,112 SF, 40.8%
(1,954 SF @ 45% MAX ALLOWED)

PLOT PLAN

1/8"=1'-0"

Damico Residence

Old Town



Architectural Review Board Set
September 29, 2020

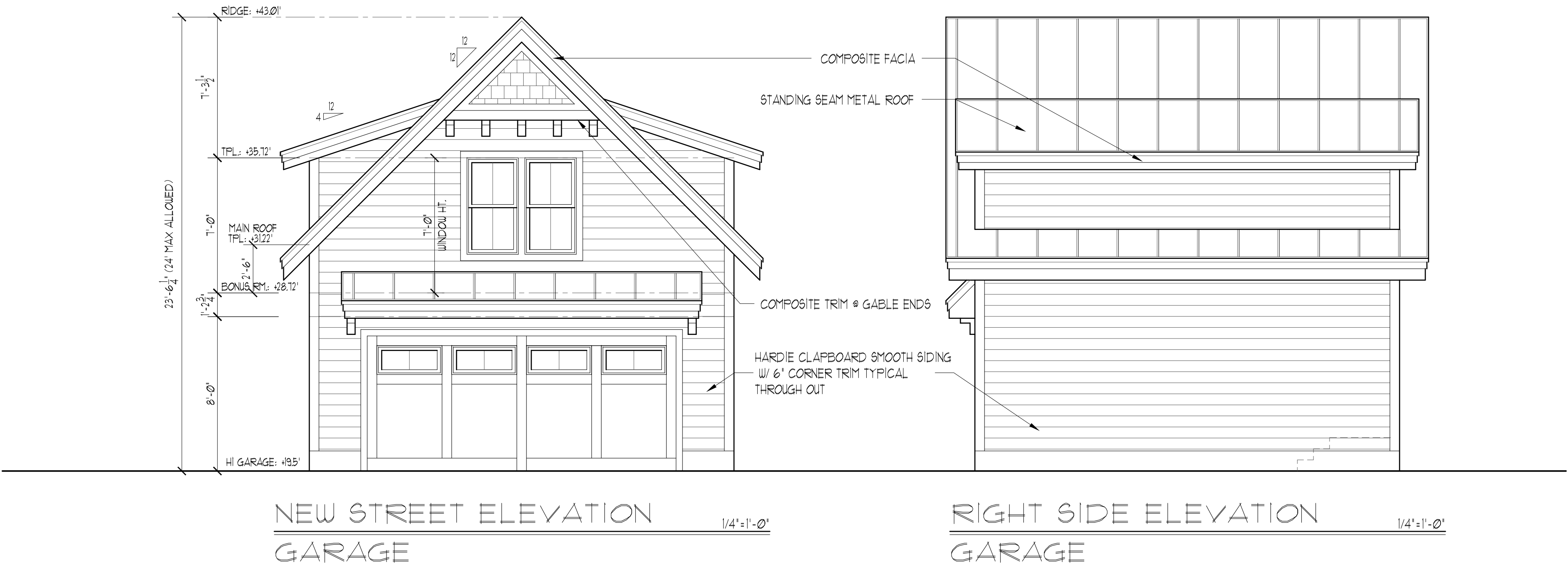
DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: II
FERNANDINA BEACH, FLORIDA

THESE DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO PROSECUTION BY THE ARCHITECT'S BOARD OF PROFESSIONAL CONDUCT.

George W. Thomas
N.J. PE, RA; Pa. PE, RA; Fla. PE
Andrew C. Bechtold
N.J. RA; Md. RA; Fla. RA; Ga. RA
David W. Shorten
N.Y. RA
ANDREW C. BECHTOLD
Registered Architect
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
A. C. Bechtold
AR 95123

GEORGE WRAY THOMAS
Professional Engineer
10550 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA
TELEPHONE: (305) 865-8533
599 SHORE ROAD
SOMERS POINT, NJ
TELEPHONE: (609) 927-5050
G.W. Thomas
P.E. 0051749

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PROTECTED
Revisions:
Date: 9-29-20 File No:
Scale: AS NOTED 13420
Drawn: WAG Dwg. No.
Checked: GWT T=1



RIGHT SIDE ELEVATION GARAGE 1/4" = 1'-0"



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George W. Thomas N.J. PE, RA; Pa. PE, RA; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
ANDREW C. BECHTOLD Registered Architect		
10050 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33420 TELEPHONE: (305) 865-8533		

GEORGE WRAY THOMAS Professional Engineer	10050 WEST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33420 TELEPHONE: (305) 865-8533
--	--

THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 9-29-20	File No:
Scale: 1/4" = 1'-0"	13420
Drawn: WAG	Dwg. No.
Checked: GWT	A-2









HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
OCTOBER 15, 2020

Owner/Applicant:	Richard Higginbotham, agent for Hall Investments Inc., owner.
Property Address:	231 N. Front Street
Parcel ID #	00-00-31-1760-0006-0000
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1926 (NCPA) 1926 (FMSF)
Contributing Status:	N/A
Requested action:	Certificate of Approval to demolish primary structure

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish a primary structure located within the Waterfront Community Redevelopment Area (CRA).

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[WATERFRONT COMMUNITY REDEVELOPEMENT AREA \(CRA\)](#)

ANALYSIS:

The Nassau County property appraiser lists the year of construction of this industrial vernacular structure as 1926. There is a structure that appears on the 1926 Sanborn Fire Insurance Maps of about the same size, but is located slightly northeast of the current building's location. It is unclear if this is the same building that has been relocated. The structure definitively appears on the 1949 Sanborn Maps.

Originally used as an oil storage warehouse for Gulf Refining Company, this structure represents a typical industrial building found on the working waterfront in this period.

Staff is currently working with the owner to determine if the structure can be relocated to a new location on the waterfront to serve a civic purpose and maintain one of the last few period structures on our working waterfront. In accordance with Comprehensive Plan Objective 11.08 – *Non-Designated Resources*, which states that the City shall encourage protection and revitalization of non-designated historic structures..., staff is requesting that this application be continued until the December 17, 2020 meeting to allow time for investigation into relocation of this structure.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA).

Staff recommends:

HDC 2020-38 be continued to the December 17, 2020 Regular HDC Meeting

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-38 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-38, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--|
| EXHIBIT 1 | HDC 2020-38 Application |
| EXHIBIT 2 | Wood Environmental Asbestos Report (August 31, 2020) |
| EXHIBIT 3 | Photos |
| EXHIBIT 4 | 1926 and 1949 Sanborn Fire Insurance Maps |
| EXHIBIT 5 | FL Master Site File 8NA01185 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5826

Date Submitted: 8/18/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|--|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☐ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☒ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

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- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
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PROJECT TYPE*

Demolition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

We would like to remove the old office and warehouse, located at 231 North Front St. in Fernandina Beach. It has not been used in years, it was once the office office for Florida Petroleum Corp. and later rented to Walthall Oil. It has always been used as a petroleum company office, and has not Historical value. The tanks will remain, they are leased, and being operated by Port Consolidated as a commercial fueling Dock.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
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ROOFING

Manufacturer	Product Description	Color
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FASCIA/TRIM

Manufacturer	Product Description	Color
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FOUNDATION

Manufacturer	Product Description	Color
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SHUTTERS

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PORCH/DECK

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SIGNAGE

Manufacturer	Product Description	Color
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OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Choose File No file selected	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
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Applicant First Name*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE:

NAME:

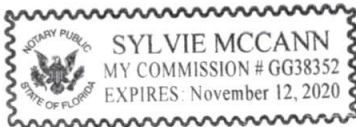
PROJECT NAME/ADDRESS:

Richard D. Higginbotham
231 N. FRONT ST

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Richard Higginbotham, who is personally known to me or who has produced FL DRIVERS LICENSE as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 8th day of September, 2020.



Sylvie McCann
Notary Public, State of Florida

SYLVIE MCCANN

EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

August 31, 2020



Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 • Fax: 904.396.5703
www.woodplc.com

Mr. Richard Higganbothan
Hall Investments
59 Ponte Vedra Boulevard
Ponte Vedra Beach, Florida 32082
richard@hallinvest.net

Subject: **Report of Pre-Demolition Survey for Asbestos-Containing Materials**
Office/Storage Building Structure
231 North Front Street
Fernandina Beach, Florida
Wood Project Number 6783-20-5009

Dear Mr. Higganbothan:

Wood Environment and Infrastructure Solutions, Inc. (Wood) has completed the asbestos survey within/on the office building structure located at 231 North Front Street in Fernandina Beach, Florida. The survey included visual observations, material sampling, and laboratory analysis of suspect asbestos-containing materials. Our services were authorized by your acceptance of our work order. This sampling was performed on August 5, 2020, by Mr. James Marsh of Wood, a U.S. Environmental Protection Agency (EPA) accredited Asbestos Building Inspector, under the direction of our Florida Licensed Asbestos Consultant. This report presents the project background, material sampling procedures, and analytical results. Test results, professional licenses, and accreditations of the testing personnel are attached

Background Information

The purpose of the survey was to safely test accessible suspect asbestos-containing building materials within/on the existing structure for the presence of asbestos. This survey was performed in general compliance with the Environmental Protection Agency (EPA) NESHAP asbestos survey requirements. We understand that no previous survey of this type had been performed at the site. The samples were obtained by Mr. Marsh based on distribution and accessibility.

A description of the office/warehouse structure is as follows:

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

Floors: Carpet on Wood/12" Vinyl Flooring/Vinyl Sheet Flooring under Carpet
Walls: Wall Paneling/Drywall
Ceilings: 1' x 1' Fitted Ceiling Tiles (Three Types)/ 2' x 2' Ceiling Panels



Sampling and Analysis Procedures

We obtained 22 samples of suspect asbestos-containing materials as follows:

1' x 1' Ceiling Tiles: Smooth	2 Samples
1' x 1' Ceiling Tiles: Rough	2 Samples
1' x 1' Ceiling Tiles: Dimpled	2 Samples
Ceramic Wall Tile Grout	1 Sample
12" Vinyl Floor Squares	2 Samples
Drywall/Joint Compound	2 Samples
2' x 2' Ceiling Panels	2 Samples
Attic Cream HVAC duct Seam Sealant	2 Samples
Tan Vinyl Sheet Flooring	1 Sample
Brown Vinyl Sheet Flooring	1 Sample
Stucco Walls	2 Samples
Exterior Window Frame Sealant	1 Sample
Roll Roofing	2 Samples

The samples were analyzed by CEI labs using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA's) "Method for the Determination of Asbestos in Bulk Building Material (EPA-600/R-93/116)."

Summary of PLM Results

Two (2) of the 22 samples were found to be Asbestos-Containing Materials (ACM) as defined by the EPA:

Sample No.	Sample Type	Location	Asbestos Type	Asbestos Percentage
16	Vinyl Sheet Flooring: Tan	Office	Friable	25% in Vinyl 2% in Tan Mastic
17	Vinyl Sheet Flooring: Brown	Office	Friable	25% in Vinyl 2% in Tan Mastic

Approximate extent of ACM:

Vinyl Sheet Flooring (Tan/Brown) 3 Offices and Entry Closet 600 Square Feet

Conclusions

Based on the sample analysis results, it appears that asbestos is present in the vinyl sheet flooring located under carpeting in three offices and in the entry closet.



Recommendations

We recommend that the vinyl sheet flooring be removed prior to demolition of the structure by a State of Florida Licensed Asbestos Abatement Contractor..

Qualifications of the Report

The findings included herein are based on information obtained during a site visit and from previous experience. If additional information becomes available, which might impact our conclusions, Wood requests the opportunity to review the information, reassess the potential concerns, and modify opinions, if warranted.

This report is intended for the exclusive use of Hall Investments under the terms and conditions of our agreement. Use of this report or reliance upon information contained in this report by any other party implies an agreement by that party to the same terms and conditions under which our services were provided. Furthermore, any use of this report by a party for purposes beyond those intended by Wood will be at their sole risk. These findings are relevant to the dates of our services and should not be relied upon to represent conditions at substantially earlier or later dates.

Wood appreciates this opportunity to serve as consultants to you. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner



John Stump, P.G., LAC
Qualifying Agent
Asbestos Consultant: Florida
License No. AX0000042

Appendix A: Bulk Sample Analysis Results
Appendix B: Surveyor/Laboratory Certifications
Appendix C: Photographic Documentation



APPENDIX A

BULK SAMPLE ANALYSIS RESULTS (PLM)

August 19, 2020

Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009
CEI LAB CODE: B204204

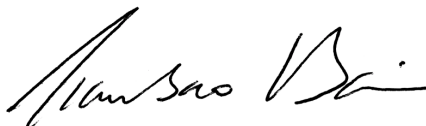
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on August 12, 2020. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

AMENDED

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4

PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
231-1		B74052	White,Beige	1x1 Ct	None Detected
231-2		B74053	White,Beige	1x1 Ct	None Detected
231-3		B74054	White,Brown	1x1 Ct	None Detected
231-4		B74055	White,Brown	1x1 Ct	None Detected
231-5		B74056	White,Brown	1x1 Ct	None Detected
231-6		B74057	White,Brown	1x1 Ct	None Detected
231-7		B74058	White	Grout	None Detected
231-8		B74059	Green,Gray	12" Floor Square	None Detected
231-9		B74060	Green,Gray	12" Floor Square	None Detected
231-10		B74061	Off-white,Tan	Drywall/Joint Compound	None Detected
231-11		B74062	Off-white,Tan	Drywall/Joint Compound	None Detected
231-12		B74063	White,Beige	2x2 Ceiling Panel	None Detected
231-13		B74064	White,Beige	2x2 Ceiling Panel	None Detected
231-14		B74065	Cream,Silver	Hvac Sealant	None Detected
231-15		B74066	Cream,Silver	Hvac Sealant	None Detected
231-16	Layer 1	B74067A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74067A	Patterned	Vfc	Chrysotile 25%
		B74067B	Tan	Mastic	Chrysotile 2%
231-17	Layer 1	B74068A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74068A	Patterned	Vfc	Chrysotile 25%
		B74068B	Tan	Mastic	Chrysotile 2%
231-18	Layer 1	B74069	White	Stucco Skim Coat	None Detected
	Layer 2	B74069	Beige	Stucco Base Coat	None Detected
231-19	Layer 1	B74070	White	Stucco Skim Coat	None Detected
	Layer 2	B74070	Beige	Stucco Base Coat	None Detected
231-20		B74071	Off-white,Clear	Window Frame Seal	None Detected
231-21		B74072	Black,Gray	Roll Roofing	None Detected
231-22		B74073	Black,Gray	Roll Roofing	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-1 B74052	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-2 B74053	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-3 B74054	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-4 B74055	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-5 B74056	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-6 B74057	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-7 B74058	Grout	Homogeneous			80%	Binder	None Detected
		White			20%	Silicates	
		Non-fibrous					
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-8 B74059	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-9 B74060	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-10 B74061	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-11 B74062	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-12 B74063	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-13 B74064	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-14 B74065	Hvac Sealant	Heterogeneous Cream,Silver Fibrous Bound	25% 10%	Fiberglass Cellulose	55% 10%	Mastic Metal Foil	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-15 B74066	Hvac Sealant	Heterogeneous	25%	Fiberglass	55%	Mastic	None Detected
		Cream,Silver	10%	Cellulose	10%	Metal Foil	
		Fibrous Bound					
231-16 Layer 1 B74067A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74067A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74067B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							
231-17 Layer 1 B74068A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74068A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74068B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-18 Layer 1 B74069	Stucco Skim Coat	Homogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous Bound					
Layer 2 B74069	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous Bound					
231-19 Layer 1 B74070	Stucco Skim Coat	Heterogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous Bound		<1%	Paint		
Layer 2 B74070	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous Bound					
231-20 B74071	Window Frame Seal	Heterogeneous			100%	Caulk	None Detected
		Off-white,Clear		<1%	Paint		
		Non-fibrous Bound					
231-21 B74072	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous Bound					
231-22 B74073	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous Bound					

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

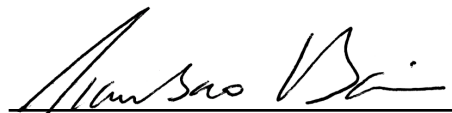
Information provided by customer includes customer sample ID and sample description.

ANALYST:



Miguel Angel Maysonet

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director

AMENDED due to Client Typographical Error -
Incorrect Project Name



730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:

CEI Lab Code:

B204204

CEI Lab I.D. Range:

B374052-B374073

22

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact:	JAMES MARSH
Company:	WOOD ENVIRONMENT & I.S.	Email / Tel:	904-610-5379
Address:	6256 Greenleaf Rd JAX, FL 32258	Project Name:	231 N. Front St
Email:	james.marsh@woodplc.com	Project ID#:	6783-20-5008
Tel:	904-386-5177	PO #:	See # 5
Fax:		STATE SAMPLES COLLECTED IN:	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600	☐	☐	☐	☐	☐	☐
PLM BULK	CARB 435	☐	☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16	☐	☐	☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:



Accept Samples



Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
J. Marsh	8/11/20 6pm	6	8/12 10:00

Samples will be disposed of 30 days after analysis

Page 1 of 2
Version: CCOC.01.18.1/2.LD

		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐

Page 2 of 2
Version: CCOC.01.18.2/2.LD

COMPANY/CONTACT INFORMATION

Company: <u>Wood</u>	Job Contact: <u>Jim Marsh</u>
Project Name: <u>231 N. Front Street</u>	
Project ID #: <u>67-83-20-5008</u>	Tel: <u>904-610-5379 Cell</u>

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
			PLM	TEM
231-1	1X1 CT'S - Smooth		☒	☐
2	↓		☒	☐
3	1X1 CT'S Rough		☒	☐
4	↓		☒	☐
5	Smooth Dimpled		☒	☐
6	↓		☒	☐
7	Shower Cap Tile Grout		☒	☐
8	12" Floor Square		☒	☐
9	↓		☒	☐
10	Drywall Kt Cap - Office 1		☒	☐
11	" " Elevated Office		☒	☐
12	21X21' Ceiling Panel		☒	☐
13	↓		☒	☐
14	Attic Green HVAC Scales		☒	☐
15	↓		☒	☐
16	Thermal VFC under Cap		☒	☐
17	Green VFC " "		☒	☐
18	Stucco Wall in Warehouse		☒	☐
19	" " Exterior Front		☒	☐
20	Exterior Wind. Tra Seal		☒	☐
21	Rock Rocking PACE		☒	☐
22	↓		☒	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Carly Johnson

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 2:28 PM
To: Carly Johnson
Subject: FW: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

-----Original Message-----

From: Marsh, James E [mailto:james.marsh@woodplc.com]
Sent: Wednesday, August 19, 2020 1:56 PM
To: Johnson, Carly <Carly.Johnson@eurofinset.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: RE: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

Carly,

Could you please revise the project number? It was adjusted after I sent the samples. Please resend results with revised number when ready.

New 6783-20-5009

Many Thx

Jim

-----Original Message-----

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 12:49 PM
To: Marsh, James E <james.marsh@woodplc.com>; Marsh, James E <james.marsh@woodplc.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Attached is the laboratory report for your recently submitted samples. Please print out a copy for your records.

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

Wood E&I Solutions, Inc., 6256 Greenland Rd. Jacksonville, FL 32258

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector Online

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0006389 (1/2 Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140

Exam Date: 04/22/2020

EPA accreditation expires: 04/22/2021

Principal Instructor: Brian Duchene, PE, LAC

CEUs: 0.4

FBPR LAC: #0000995; Course ## 0006389

FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Carol Hinton

Carol Hinton, Associate Director



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure



PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



PHOTO 5: Samples 1 & 2: 1' x1' Ceiling Tiles" Smooth.

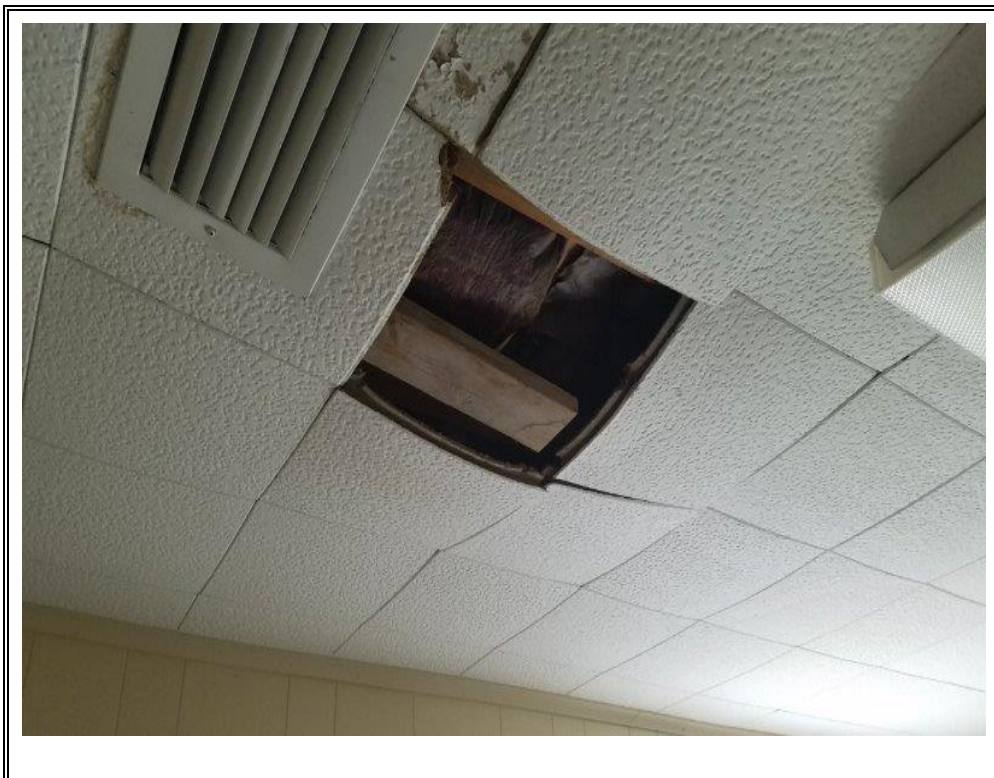


PHOTO 6: Samples 3 & 4: 1'x 1' Ceiling Tiles: Rough.

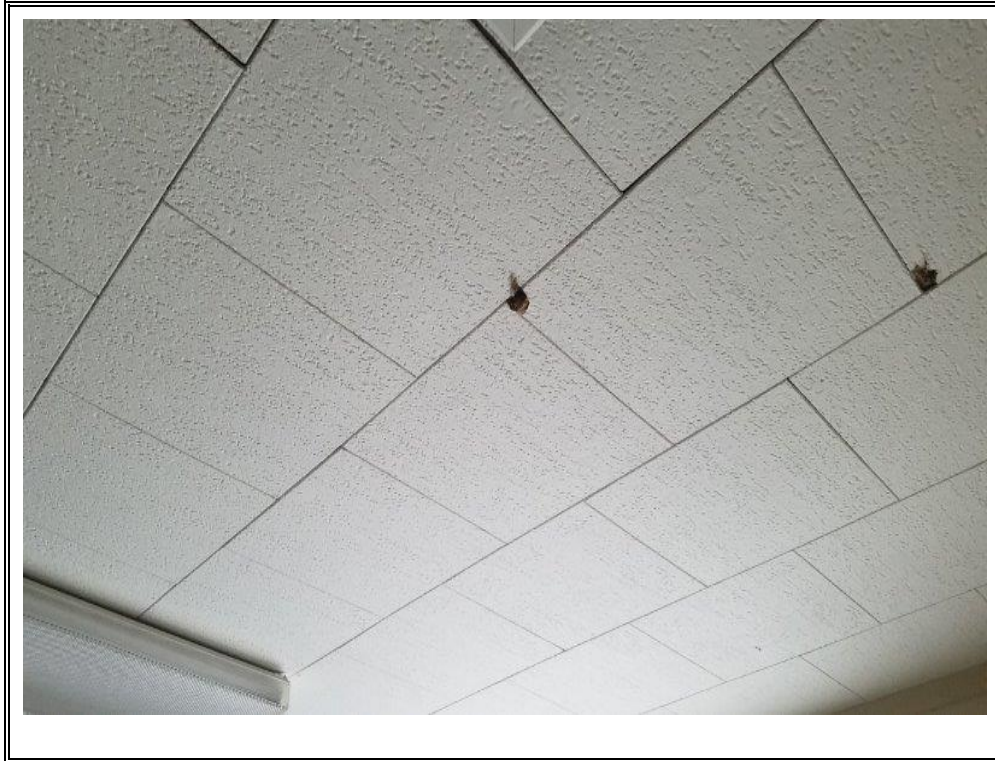


PHOTO 7: Samples 4 & 5: 1' x 1' Ceiling Tiles" Dimpled.

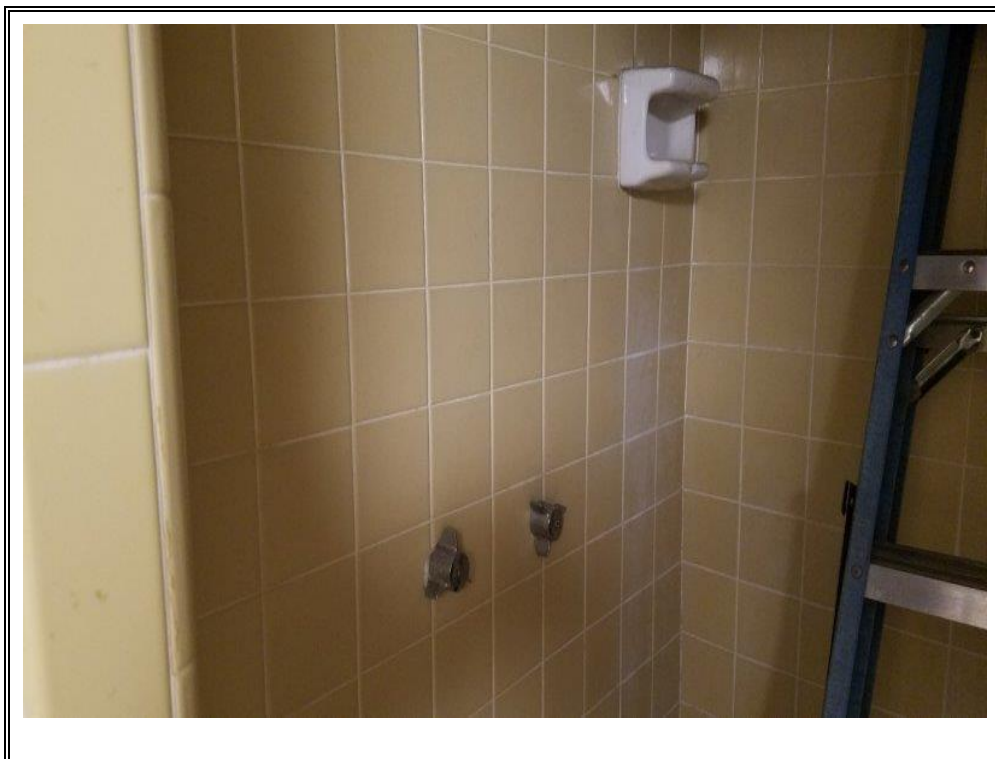


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.

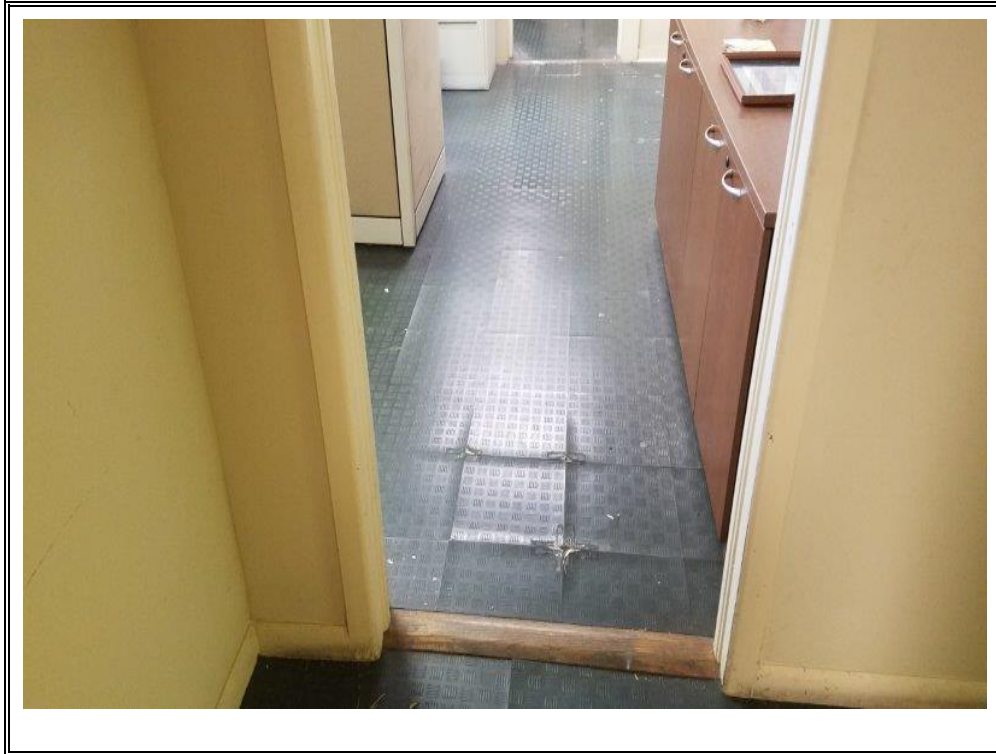


PHOTO 9: Samples 8 & 9" 12" Floor Squares.

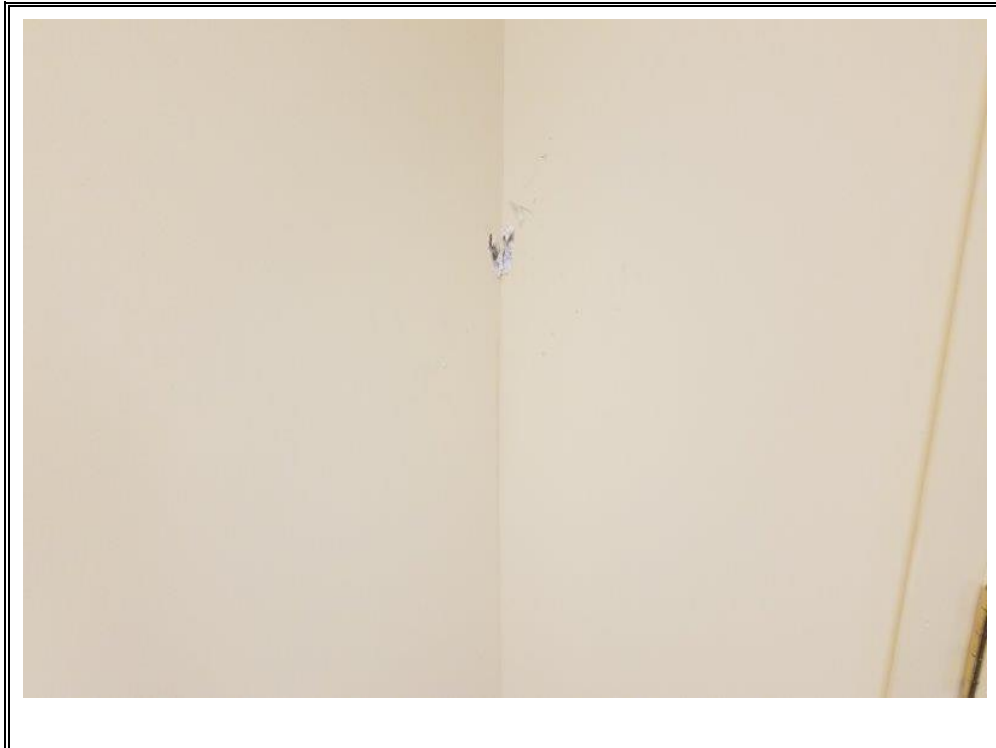


PHOTO 10: Samples 10: Drywall/Joint Compound.

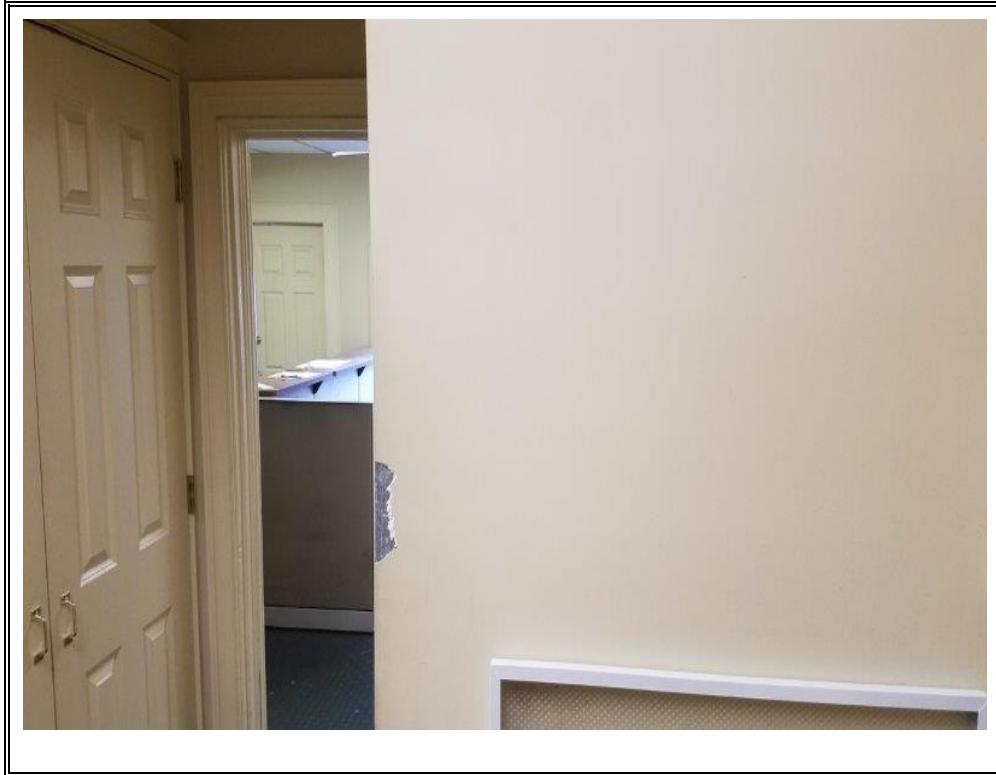


PHOTO 11: Sample 11: Drywall/Joint Compound.

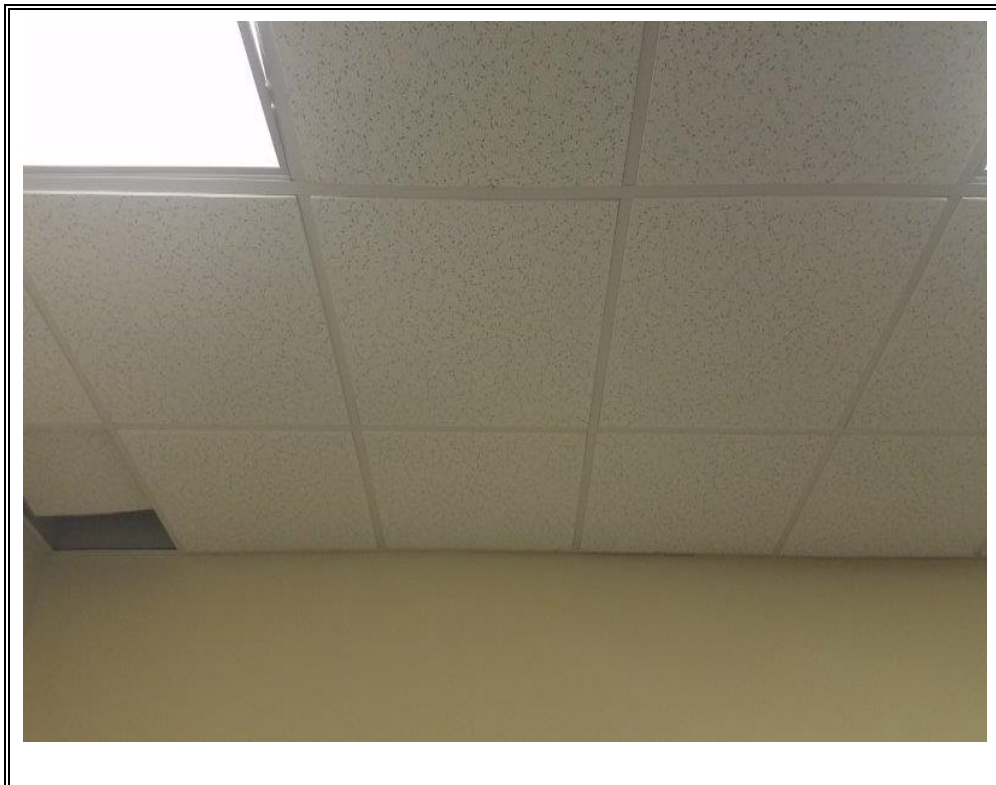


PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



PHOTO 14: Samples 14 & 15: Attic HVAC Duct Cream Seam Sealant.



PHOTO 15: Sample 16: Tan Vinyl Sheet Flooring under Carpet.



PHOTO 16: Sample 17: Brown Vinyl Sheet Flooring under Carpet.

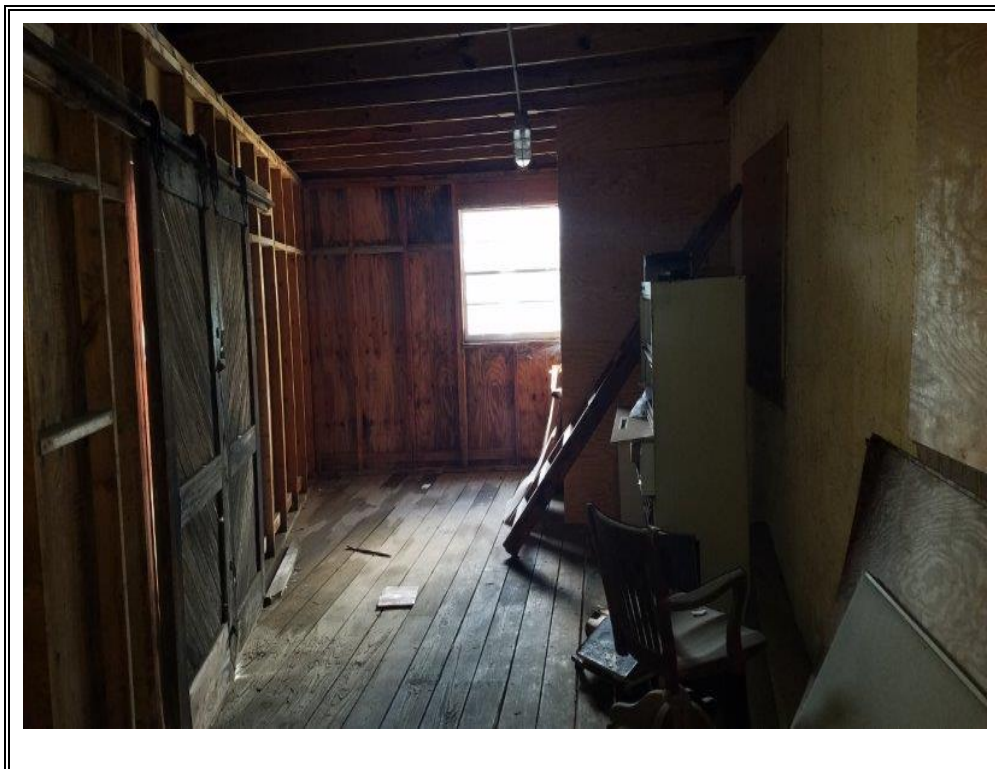


PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.

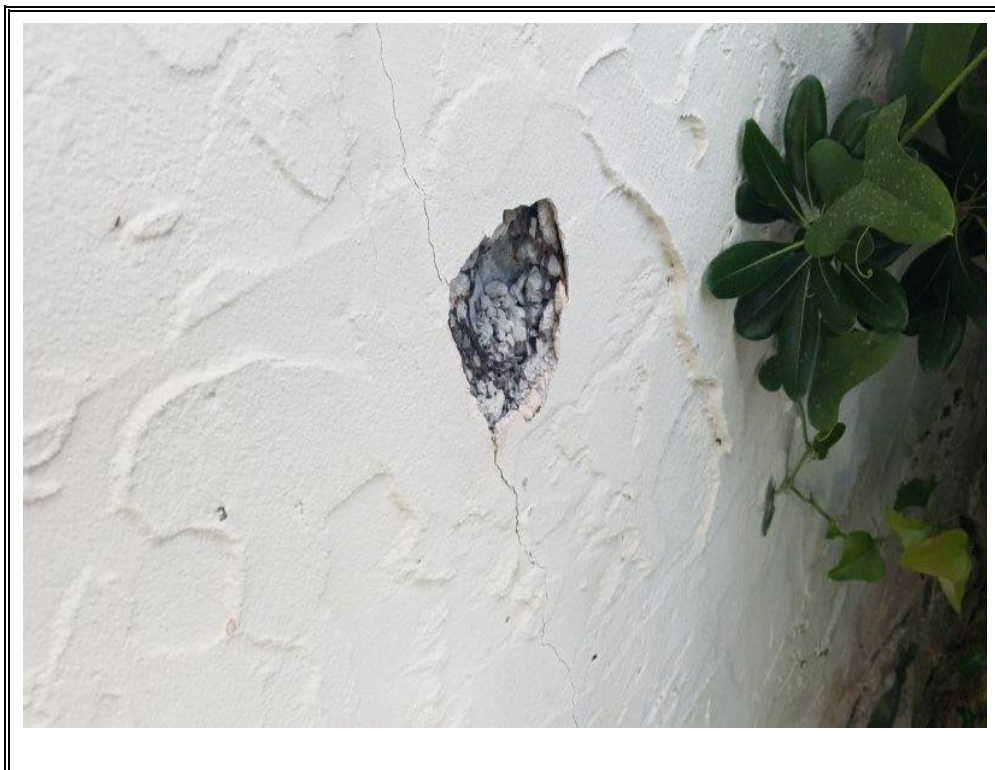


PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.

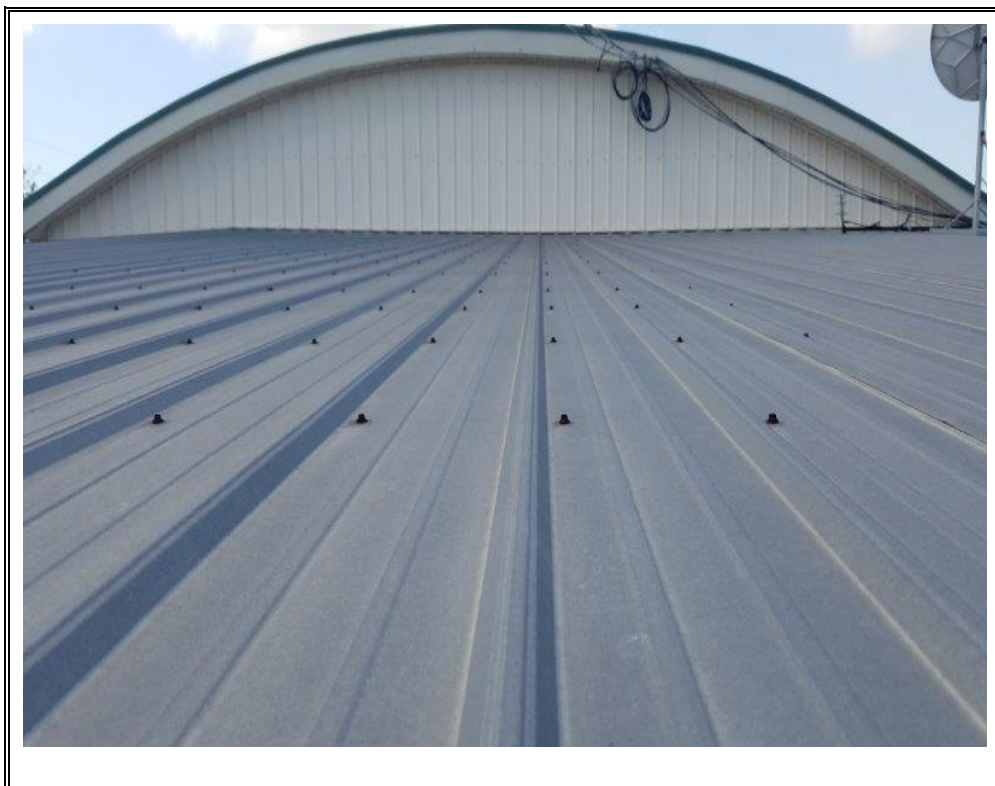


PHOTO 21: Metal Roof Section

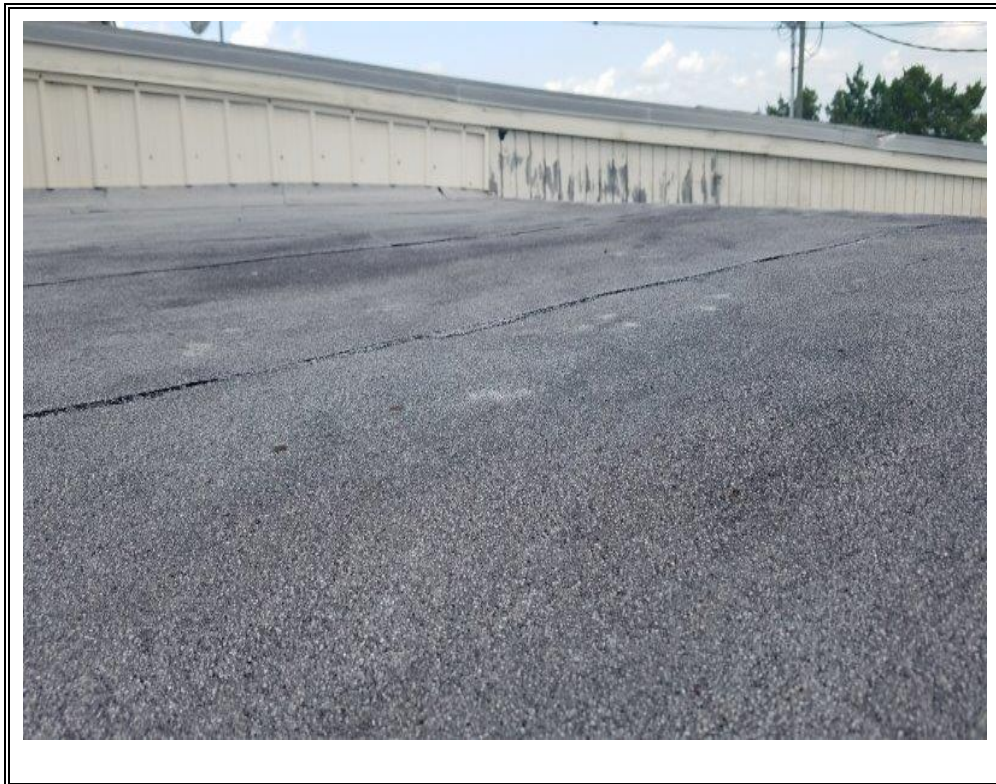


PHOTO 22: Samples 21 & 22: Roll Roofing.



PORT CONSOLIDATED, INC.
No
Trespassing















NO
SMOKING

OFFICE
IN
BACK
→













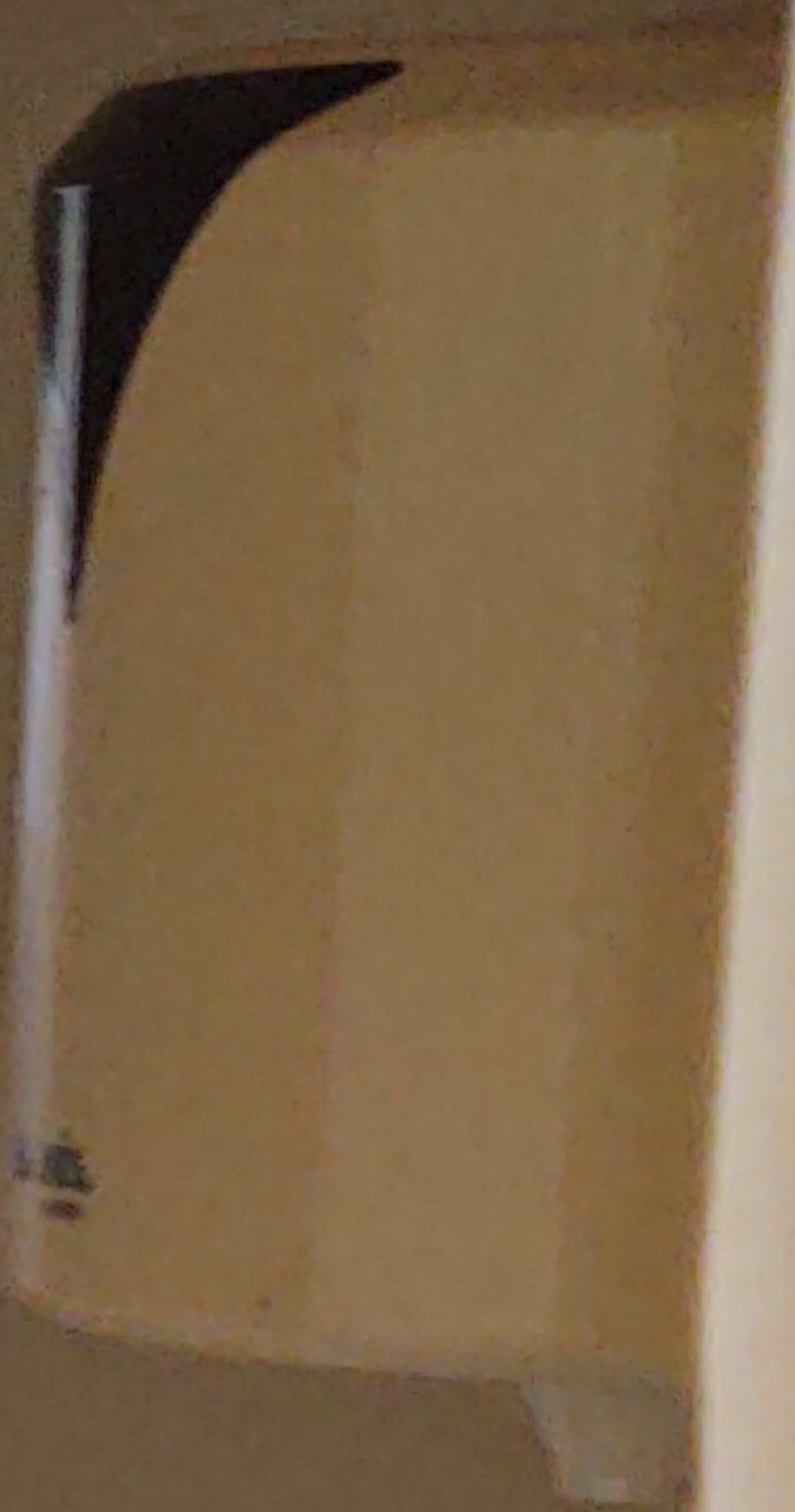






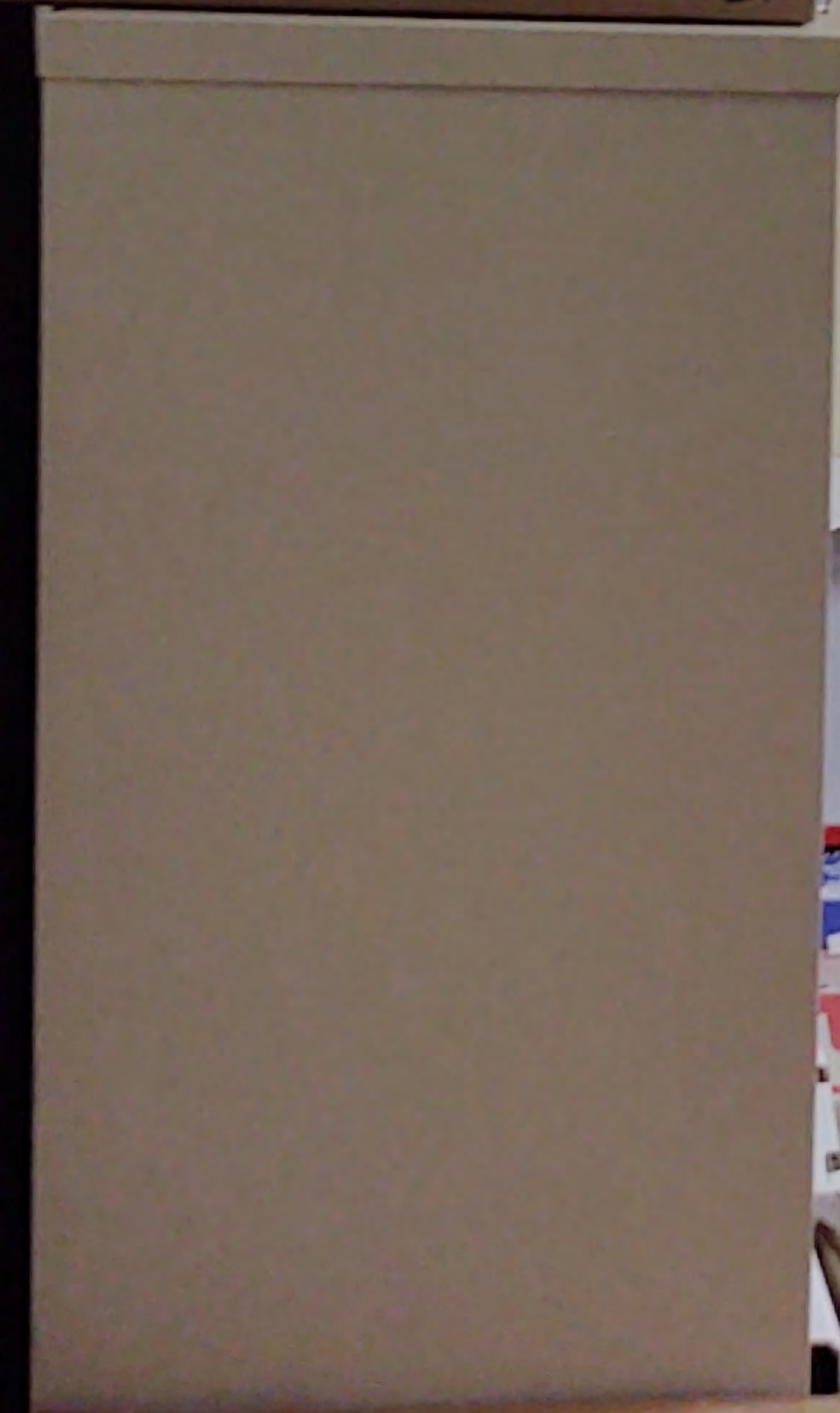
















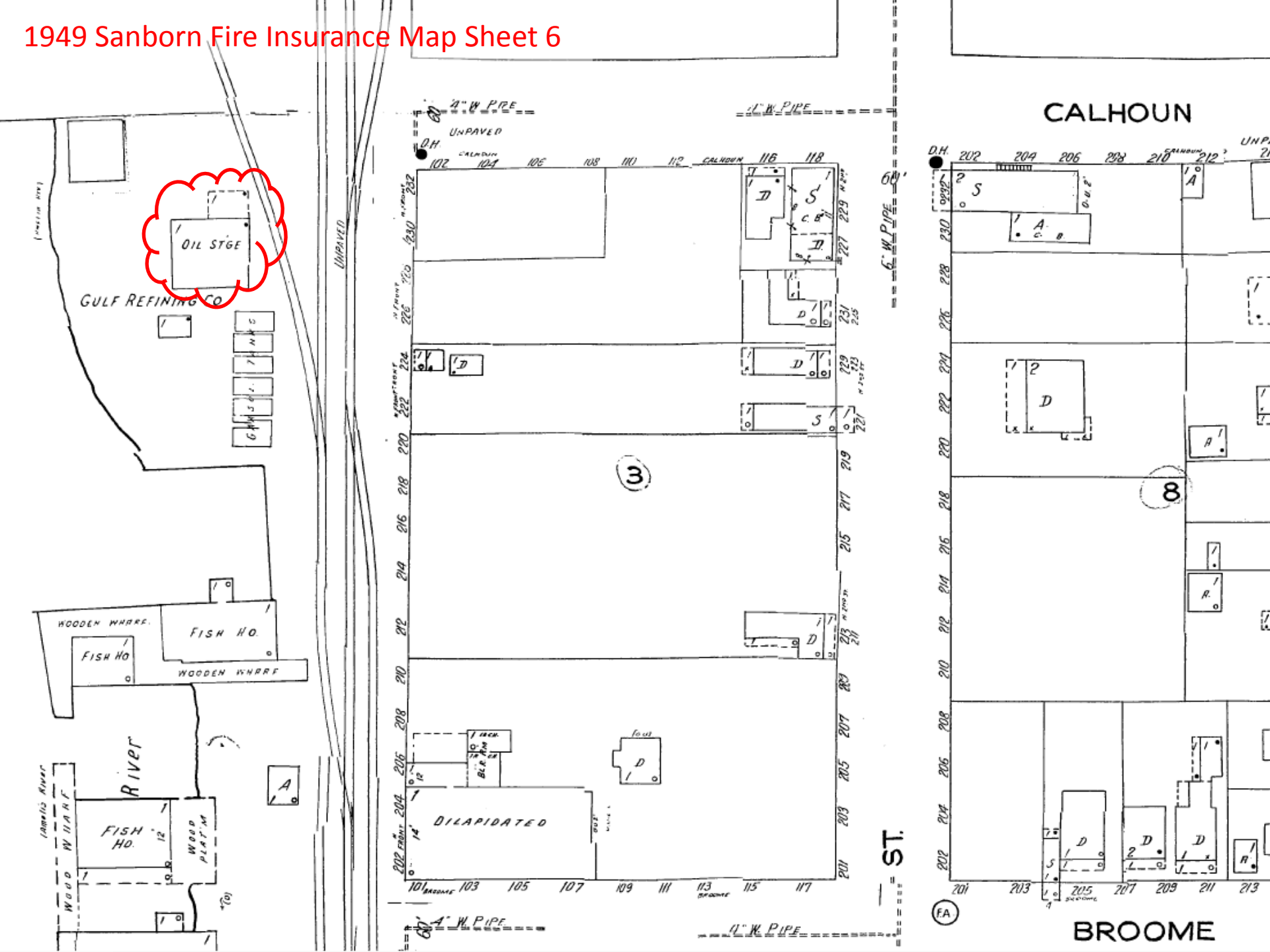


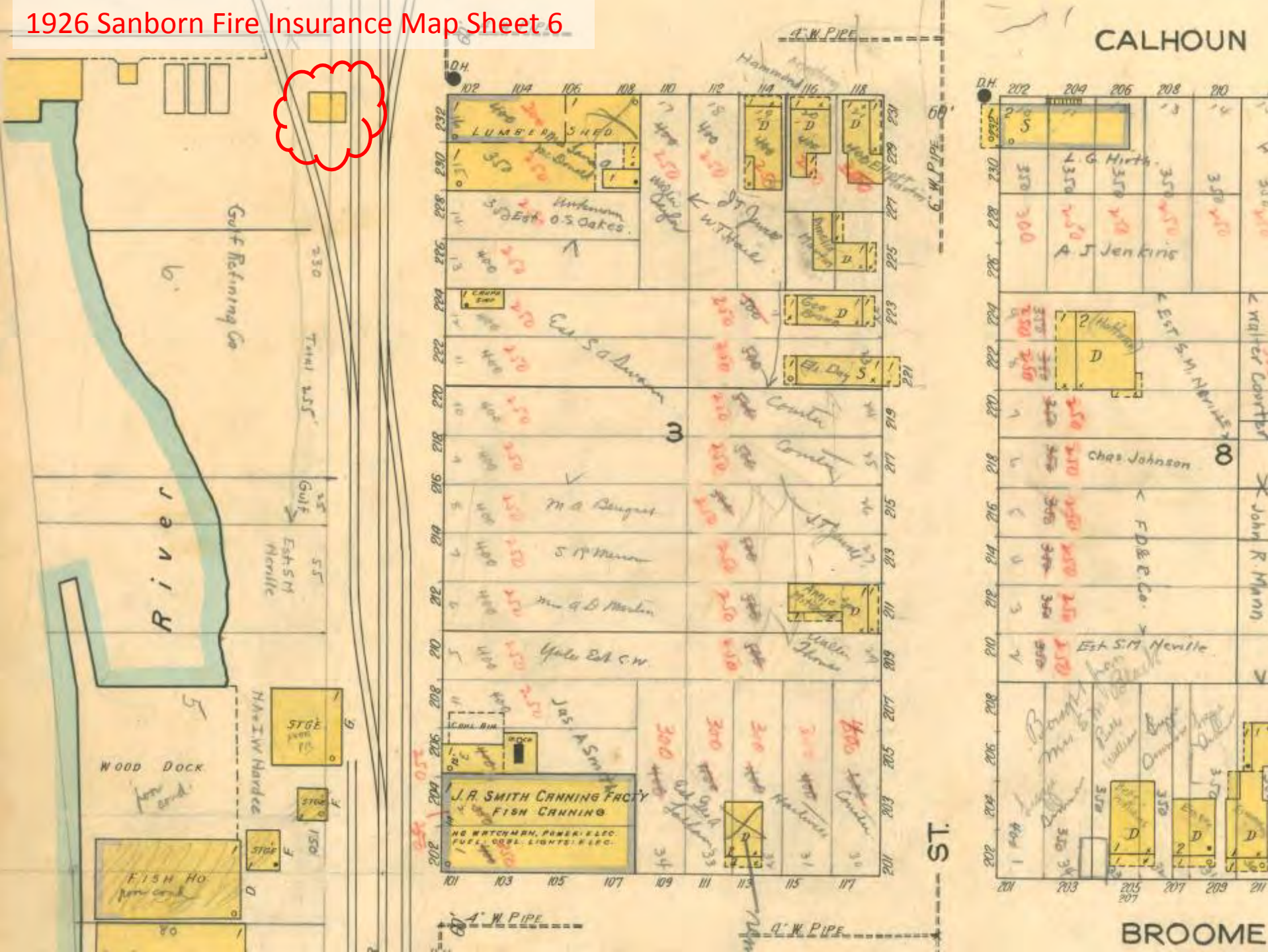






1949 Sanborn Fire Insurance Map Sheet 6







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

Site #8 NA01185
Recorder # 306
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

GENERAL INFORMATION

Site Name (address if none) Florida Petroleum Multiple Listing (DHR only)
Other Names >> Gulf Refining Company
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
231	North	front	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003

Township: _____ Range: _____ Section: _____ 1/4 section: >> 3N ; 28E ; 17 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Industrial Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) >> Light wood frame

Other Structural System(s) _____

Foundation Type(s) >> Slab

Other Foundation Types _____

Foundation Material(s) >> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) >> Cone

Other Roof Type(s) _____

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) >> Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) storage building, oil tanksArchaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1926

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Industrial; 1926;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01185

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

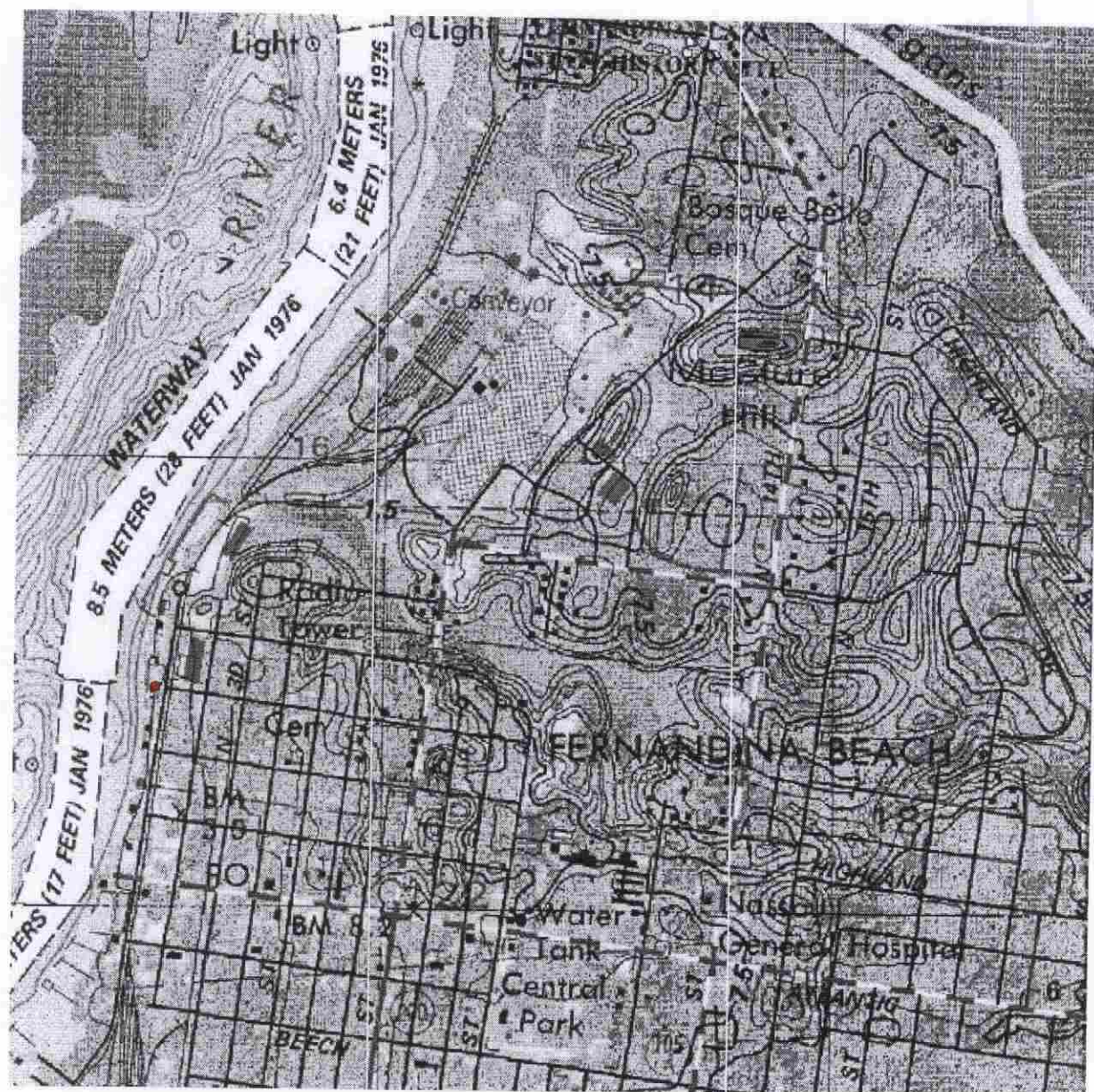
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA01185-200703

Supplementary Printout

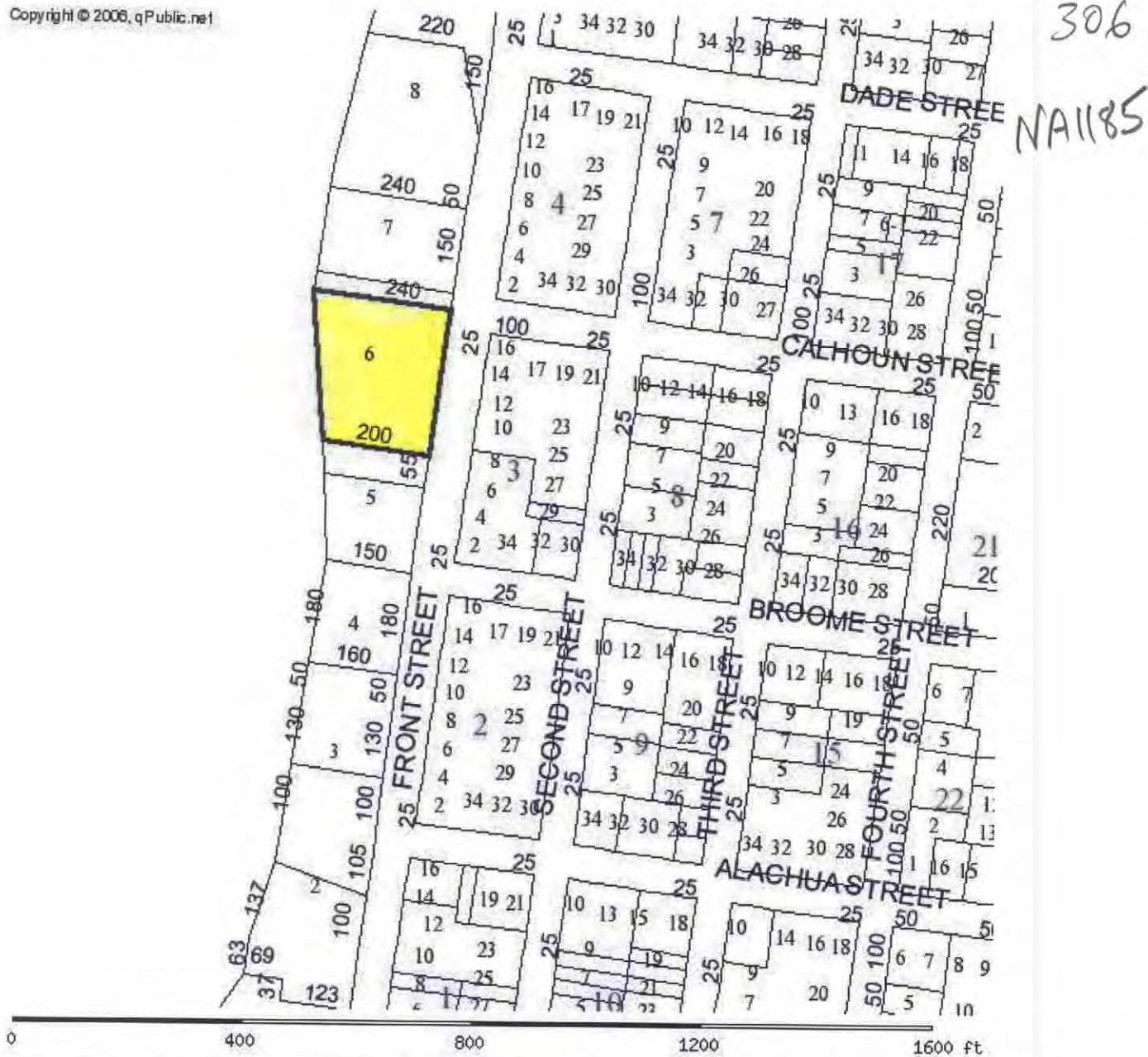
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;17;UNSP
- > **Structural system(s):**
Light wood frame
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Cone
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Industrial;1926;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Gulf Refining Company



NA 1185

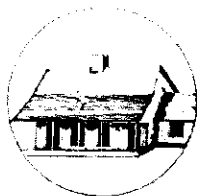
306

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PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1760-0006-0000
GIS CALCULATED ACREAGE	1.25
Property Use	WHOLESALE
Land Use	INDUSTRIAL
OWNERSHIP INFORMATION	
Name	NASSAU DISTRIBUTION COMPANY
Mailing Address	POO BOX 1405 FERNANDINA BEACH, FL 320351405
Situs/Physical Address	231 NORTH FRONT ST
2006 PROPOSED VALUES	
Land Value	559,980
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01185**Field Date 2-2-2018Form Date 2-2-2018

Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Florida Petroleum

Multiple Listing (DHR only) _____

Survey Project Name Fernandina Beach Historic Resource Survey Update

Survey # (DHR only) _____

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 231 Direction N Street Name Front Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1760-0006-0000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or laterOriginal Use Commercial

From (year): _____ To (year): _____

Current Use Commercial

From (year): _____ To (year): _____

Other Use _____

From (year): _____ To (year): _____

Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Facade heavily alteredAdditions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Multiple shed & flat

Architect (last name first): _____ Builder (last name first): _____

Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Community redevelopment area

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1Exterior Fabric(s) 1. Metal 2. Wood/Plywood 3. StuccoRoof Type(s) 1. Vaulted 2. Shed 3. _____Roof Material(s) 1. Sheet metal: 3V crimp 2. Composition shingles 3. _____

Roof secondary strucs. (domers etc.) 1. _____ 2. _____

Windows (types, materials, etc.) 2/2 dhs, horizontal; enclosed portsDistinguishing Architectural Features (exterior or interior ornaments) Rounded roof; multiple shed additionsAncillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Cold storage building; dock system; fuel tanks and foundation

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. Piers
 Foundation Material(s): 1. Other 2. Concrete Block
 Main Entrance (stylistic details) Double wood plank doors

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|---|---|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☒ plat maps |
| ☐ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☒ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been heavily altered w additions and material changes and so has not retained its historic integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



DANGER
RESTRICTED AREA

Florida
Petroleum

OFFICE
IN
BACK



NO
SMOKING

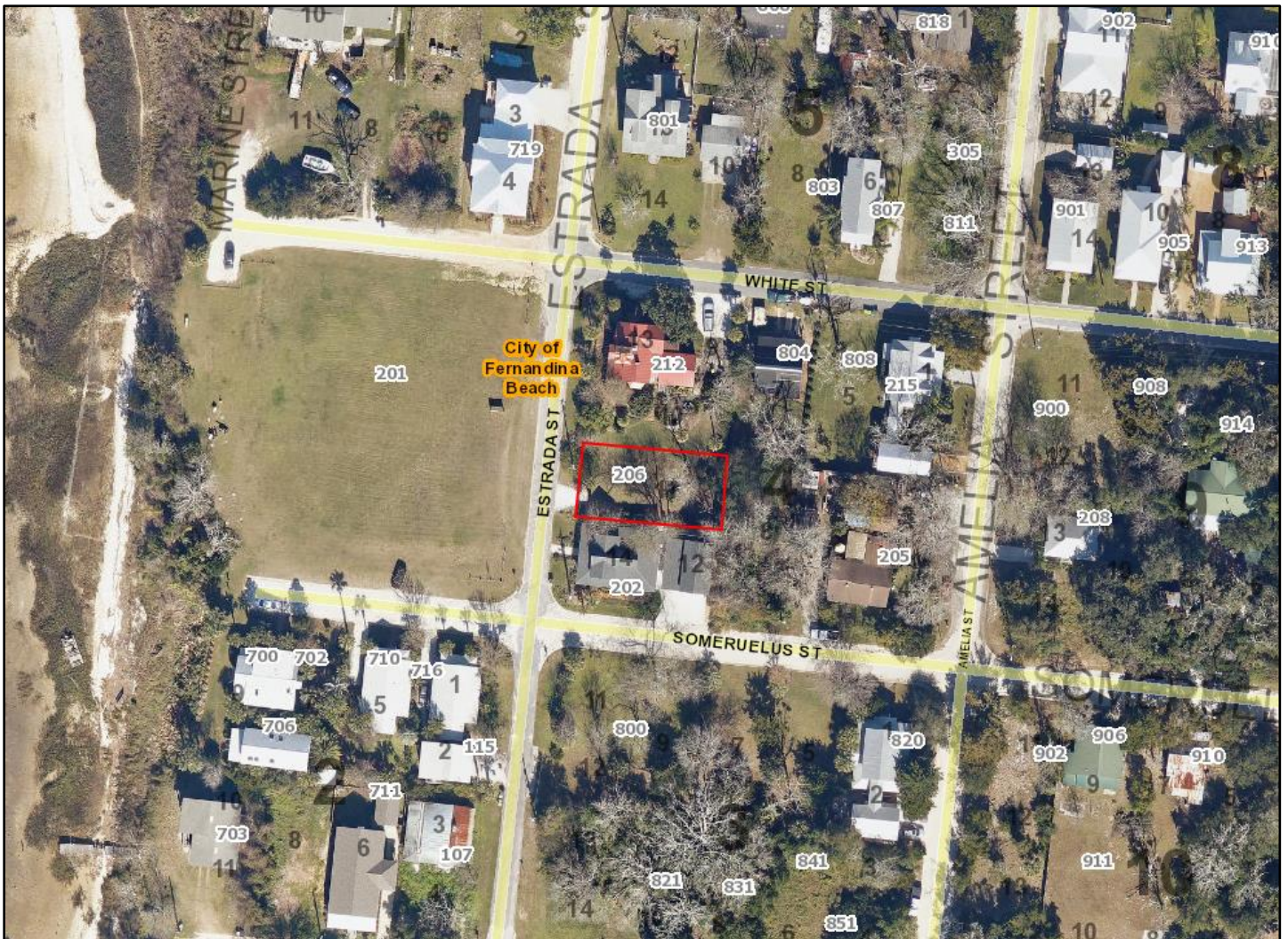
OFFICE IN
BACK



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-42
OCTOBER 15, 2020

Owner/Applicant:	Head Construction of NE FL, LLC, agent for Patricia Taylor, owner
Property Address:	206 Estrada Street (Old Town)
Parcel ID #	00-00-31-1580-0004-0110
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a 1.5 story primary residence and a detached 1 car garage

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a 1.5 story primary residence and a detached 1 car garage on an interior full peonia.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation and setbacks.

Archaeological Sensitivity – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

APPROVAL of HDC 2020-42

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-42 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case HDC 2020-42, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-42 Application and Backup Materials**

EXHIBIT 2 **HDC 2020-42 Elevations and Site Plan**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5918

Date Submitted: 9/4/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

HDC 2020



IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you™ need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|--|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☒ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website at Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

Construction of a new 1.5 story primary residence and a detached 1 car garage

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Hardie

Product Description

lap and board & batten

Include FL Product Approval # for Windows and Doors

Color

Winter Melon 093

(Name/Number)

DOORS

Manufacturer

Jeld-Wen

Product Description

Premium Coastal Vinyl

Include FL Product Approval # for Windows and Doors

Color

Sage Tint 458

(Name/Number)

WINDOWS

Manufacturer

Jeld-Wen

Product Description

Premium Coastal Vinyl

Include FL Product Approval # for Windows and Doors

Color

Sage Tint 458

(Name/Number)

ROOFING

Manufacturer

Sem-Loc

Product Description

ILO Standing Seam Metal 26 Gauge

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Cementitious board

Include FL Product Approval # for Windows and Doors

Color

Gardenia AF-10

(Name/Number)

FOUNDATION

Manufacturer

Pier

Product Description

Stucco

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

SHUTTERS

Manufacturer

Product Description	Color
Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
PT wood		natural
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Liberty Landscape	River Gravel	Brown/Tan
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Patricia

Applicant Last Name*

Taylor

Today's Date*

9/4/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

206 Estrada
Old Town, Fernandina

My full peonia lot at 206 Estrada was purchased in 2018 from the former owners of the “Pippi Longstocking” property at 212 Estrada with the intent to build a smaller (*than my present c. 1856 “Daniel Kelly Cottage”*) Old Town “dream home” with a priceless river view.

Allison Ramsey Architects’ design spoke to me in my search for a 1.5 story abode that would conform to the scale of the beautifully designed and recently built home at 202 Estrada and not compete with “Pippi”, an iconic 19th century Victorian captain’s house. I found the “River House” name of the ARA plan auspicious, and, once I learned it had been the cover of the 2013 “Great Southern Homes” edition of “*Garden & Gun*”, a magazine I’ve subscribed to for over a decade, the die was cast.

The design conveys a look of having been constructed then added onto over time, and is differentiated by lap siding on the main 1.5 story section , with board and batten siding on the two rear sections. It somewhat resembles the early 19th century home I lived in for over 30 years in Oyster Bay, Long Island. Rather than a “two-tiered” box, I searched for a scaled, sectioned look, along with an abundance of natural light, and the fenestration to showcase the river view from the porch and into one large front gathering room. One of the newer Old Town homes I most admire has a very similar (albeit larger) architectural appeal: the Gholson’s at 1102 Ladies Street, winner of the 2019 Preservation Award.

The deep porch on my plan, combined with the simple, open layout of the first two sections allows for much natural light with the advantage of relative outdoor privacy (*in a close community*) on the north porch behind a dense viburnum hedge I planted two years ago to “green-screen” from 212 Estrada’s south open lot. The soft siding and trim colors I’ve selected are a nod to Charleston’s Battery peach/green trim homes and an aesthetic departure from the many white and shades-of-yellow homes (*my present home included*) in Old Town.

I will employ “dark sky” lighting fixtures on both side porches to minimize any evening illumination when in use. The front porch will have two Charleston-style dimmable wall lanterns and the south end of the porch will have a 4” square grid trellis with (*eventually*) a dense Confederate jasmine green-screen which will offer my neighbors, across the driveway at 202 Estrada, a modicum of privacy.







DOOR AND WINDOW SIZE KEY

2860" = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER → = SECTION OR ELEVATION

SHEET NUMBER → ROOM TITLE

KITCHEN
10' CLG. WOOD

CEILING HEIGHT → FLOOR FINISH

1 → **DRAWING TITLE**

→ DETAIL OR ELEVATION NUMBER

 14.00' = FLOOR ABOVE SEA LEVEL

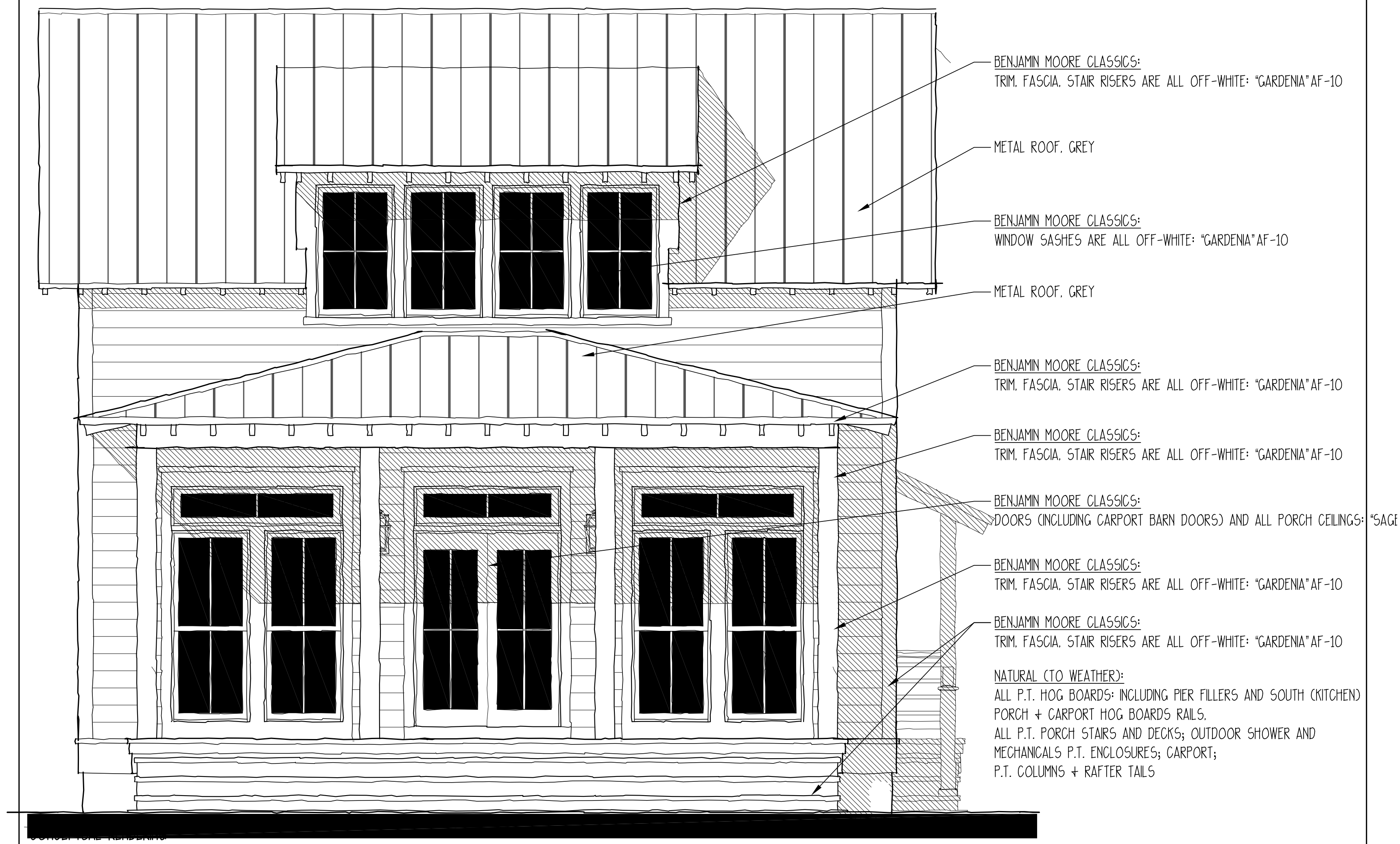
 = REVISION NUMBER

 = REVISION CLOUD

 = PLAN REFERENCE NORTH

NOT
TO
SCALE

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADRUPLUX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



0	COVER SHEET
5	SITE PLAN
1	FOUNDATION + ROOF PLAN / DETAILS
2	FIRST + SECOND FLOOR PLAN
3	ELEVATIONS
4	WALL SECTIONS + DETAILS
5	ELECTRICAL FLOOR PLANS
G1	CARPORT
G2	COMPOSITION ELEVATIONS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

AREA CALCULATIONS

FIRST FLOOR HEATED = 1234 S.F.	COVERED PORCH = 372 S.F.
SECOND FLOOR HEATED = 388 S.F.	
TOTAL HEATED = 1622 S.F.	

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DWN. BY:	RF
DWG. NAME:	183127.dwg

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Beaufort SC, 29902
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CONCEPTUAL RENDERING



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1C

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Inc. creating sustainable timeless design
Architects
1003 Charles St.
Beverly Hills, CA 90210
(818) 986-0559
www.allisonramseyarchitect.com

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REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
T = TELEPHONE PEDESTAL
-o-o- = METAL RAIL FENCE
WP = WOOD POWER POLE

TREE LEGEND

HB = HACKBERRY TREE
ORN = ORNAMENTAL TREE
PEC = PECAN TREE
PM = PALM TREE

TREE DISCLAIMER:

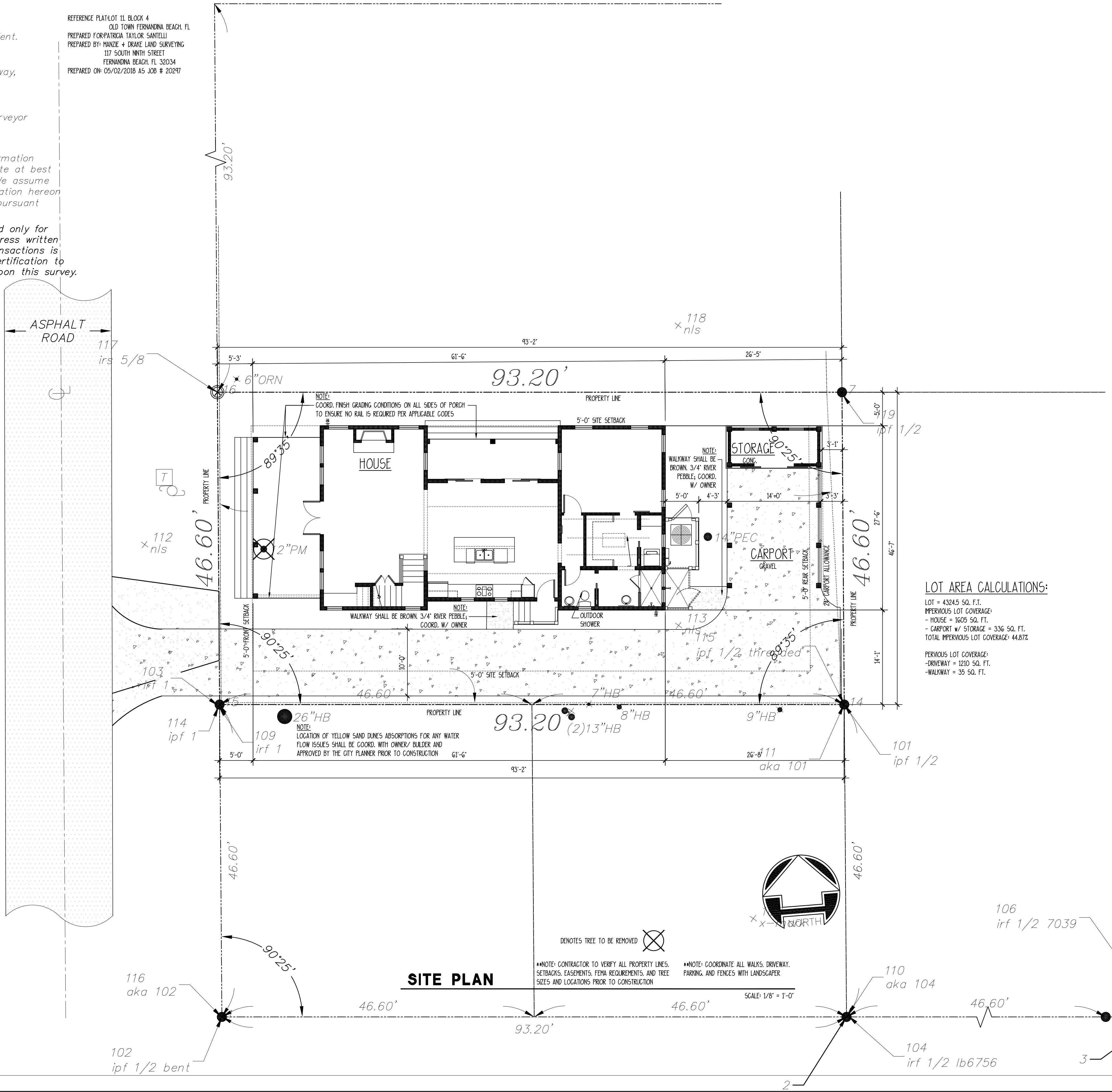
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS:

- 1) REVISED ON 02/18/2019 TO SHOW LOCATION OF TREES ON PROPERTY. (BH)

REFERENCE PLAT LOT 11, BLOCK 4
OLD TOWN FERNANDINA BEACH, FL
PREPARED FOR PATRICIA TAYLOR SANTELLI
PREPARED BY: MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET
FERNANDINA BEACH, FL 32034
PREPARED ON: 05/02/2018 AS JOB # 20247



LOT AREA CALCULATIONS:

LOT = 4324.5 SQ. FT.
IMPERVIOUS LOT COVERAGE:
- HOUSE = 1605 SQ. FT.
- CARPORT W/ STORAGE = 336 SQ. FT.
TOTAL IMPERVIOUS LOT COVERAGE: 44.872

PERVIOUS LOT COVERAGE:
- DRIVEWAY = 1210 SQ. FT.
- WALKWAY = 35 SQ. FT.

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THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT. IT IS THE RESPONSIBILITY OF THE PREPARED BY TO VERIFY THE FOLLOWING:
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
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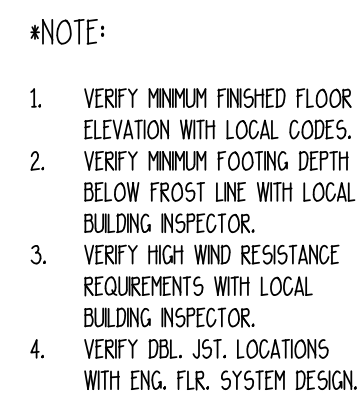
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DATE:	183127.dwg

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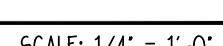
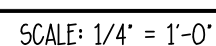
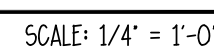
- *NOTE:
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
 2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMBINED WHEN POSSIBLE).
 3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
 4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4/12 ROOF PITCH OR LOWER.
 5. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
 6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT
-
- SCALE: 1/8" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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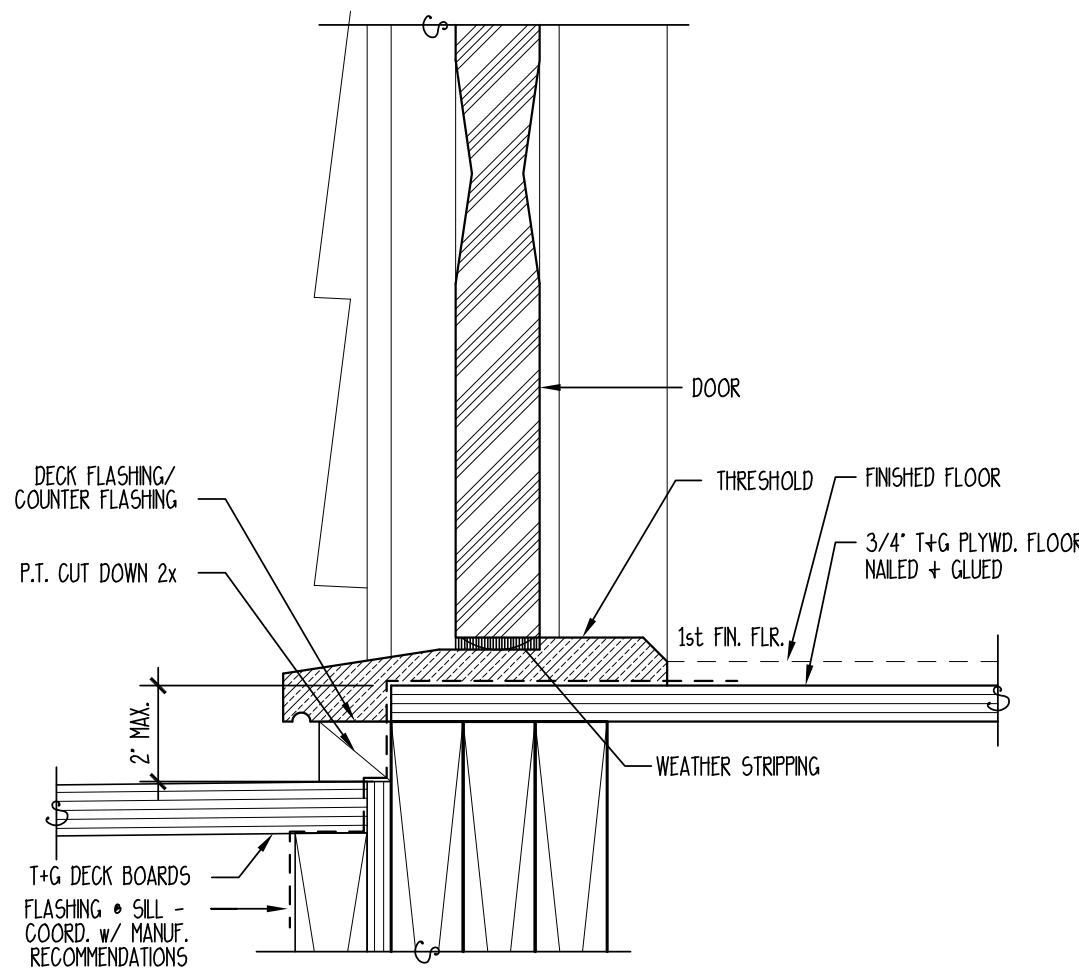
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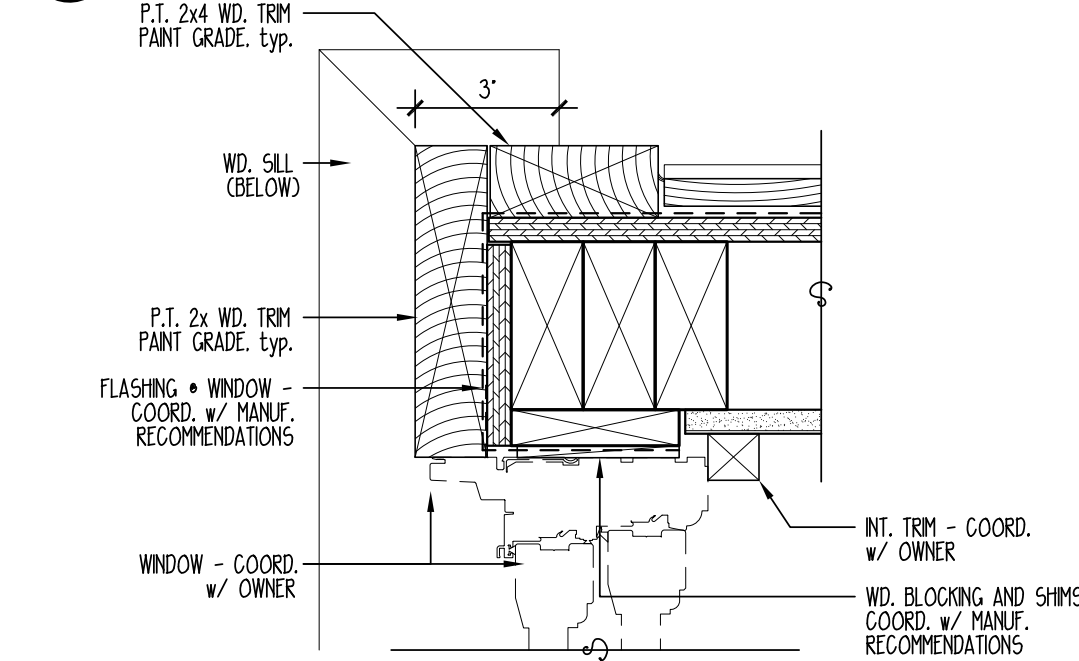
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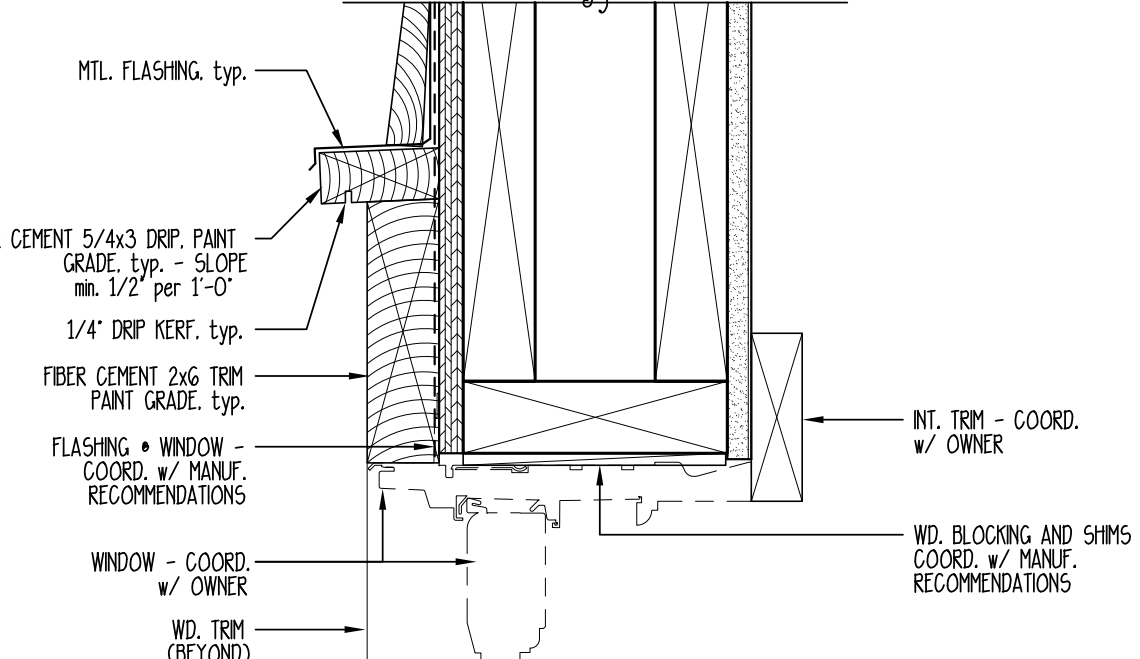
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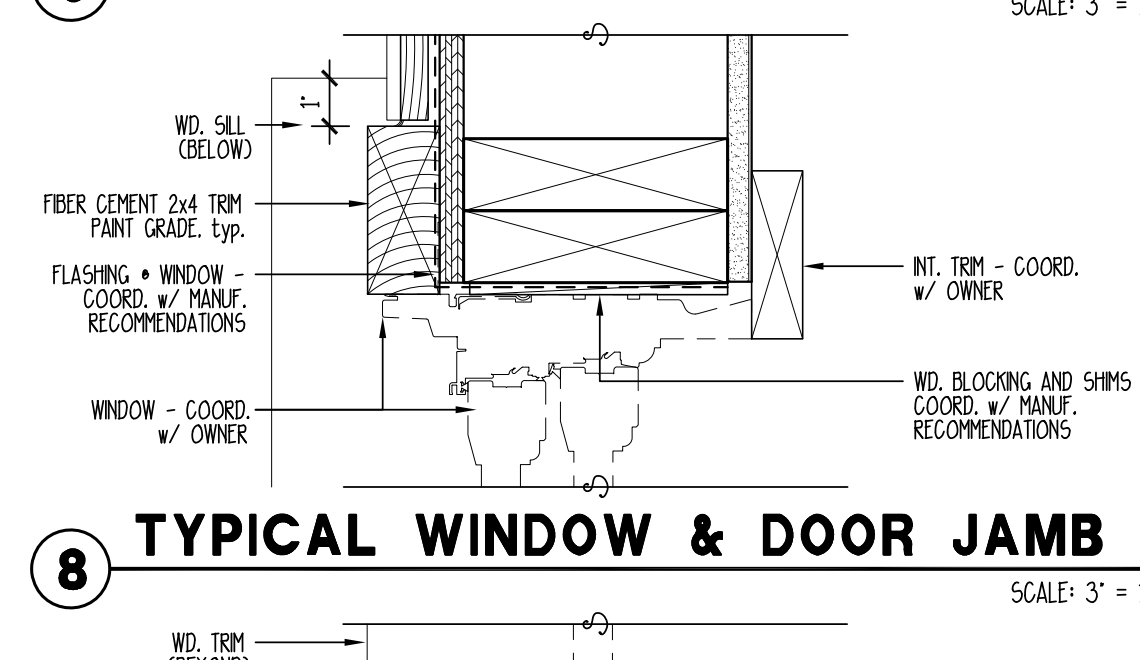
11 TYPICAL EXTERIOR DOOR SILL
SCALE: 3" = 1'-0"



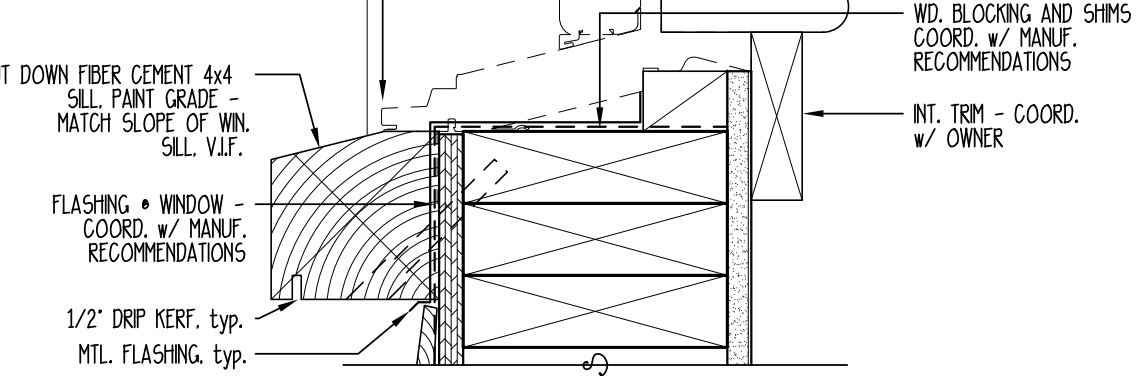
10 TYPICAL DORMER JAMB
SCALE: 3" = 1'-0"



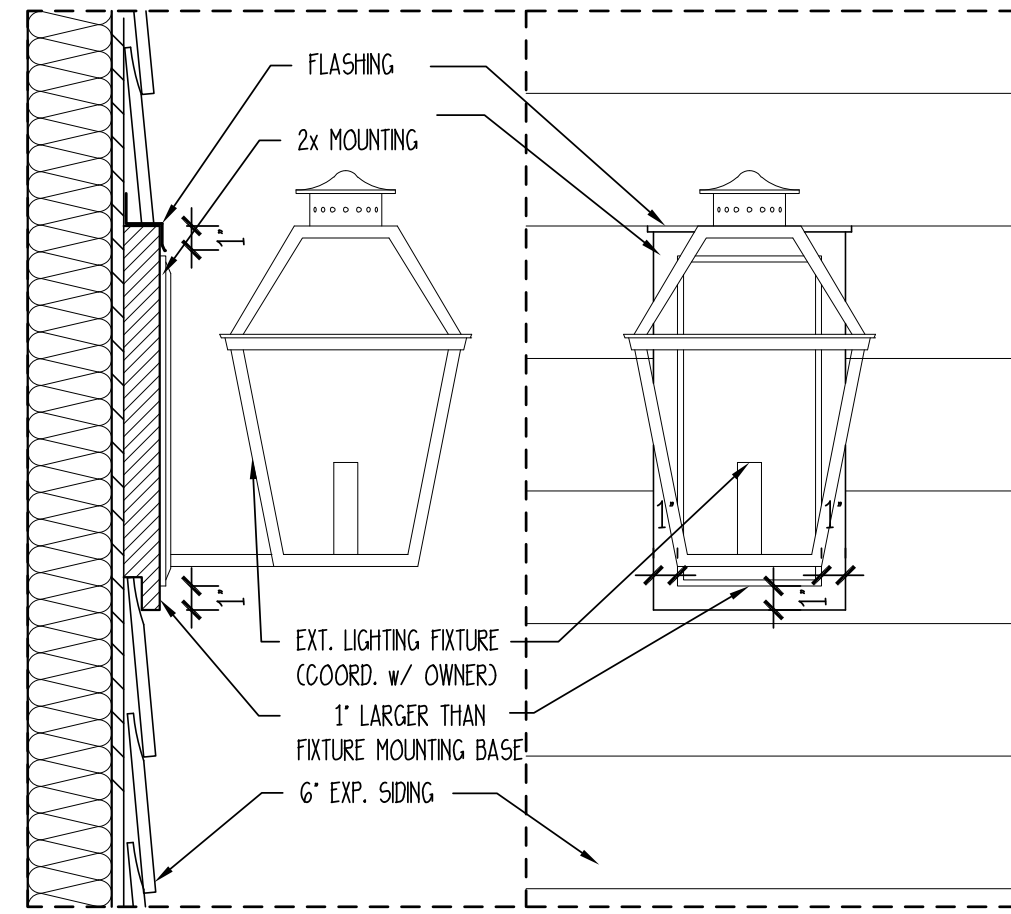
9 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



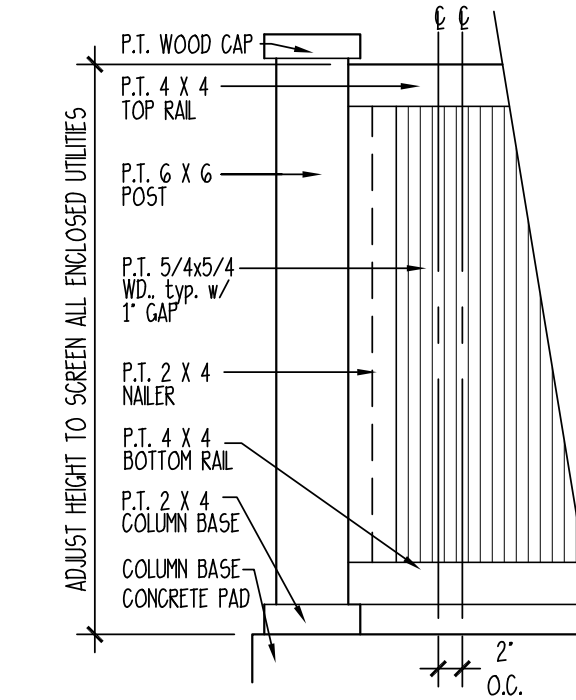
8 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



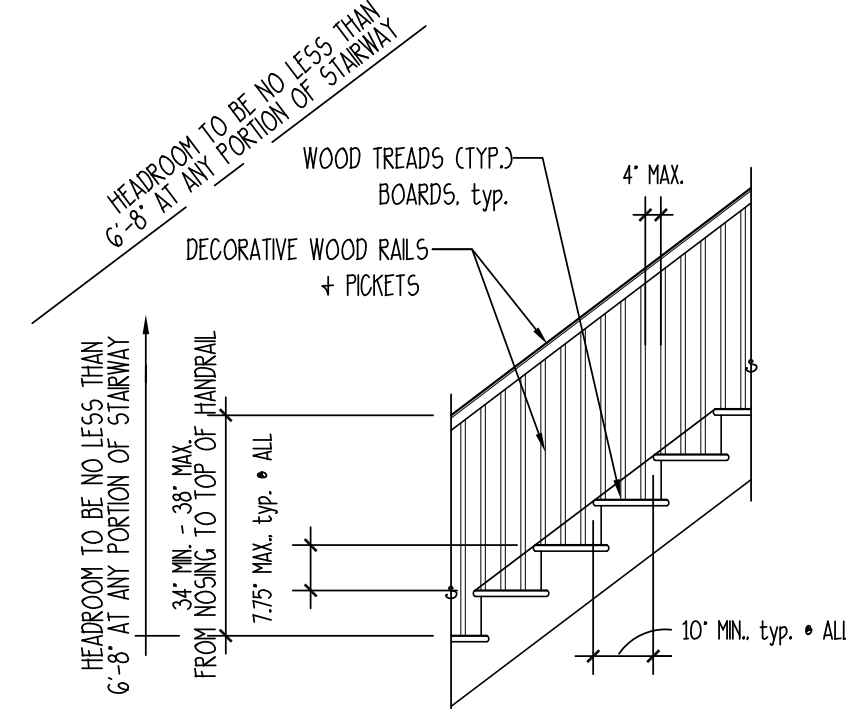
7 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



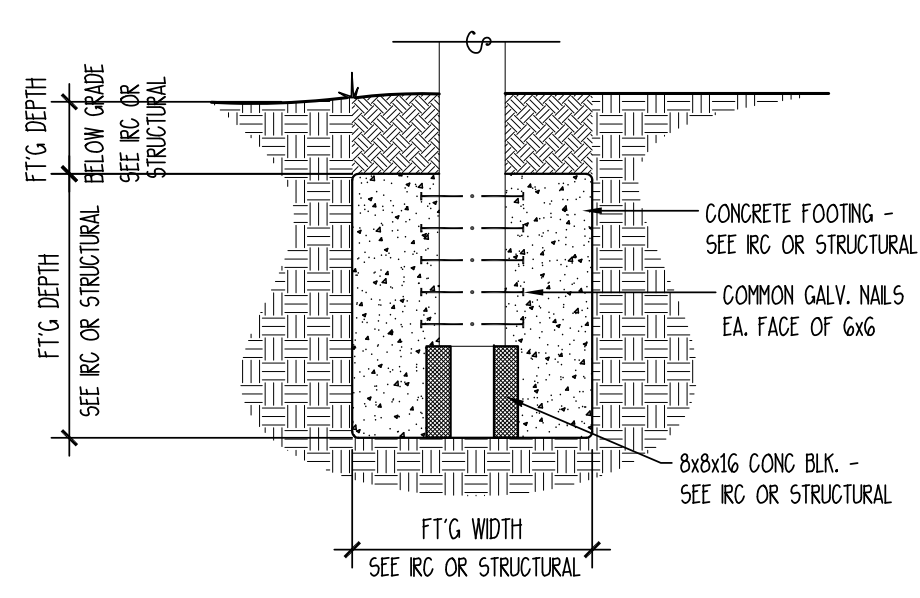
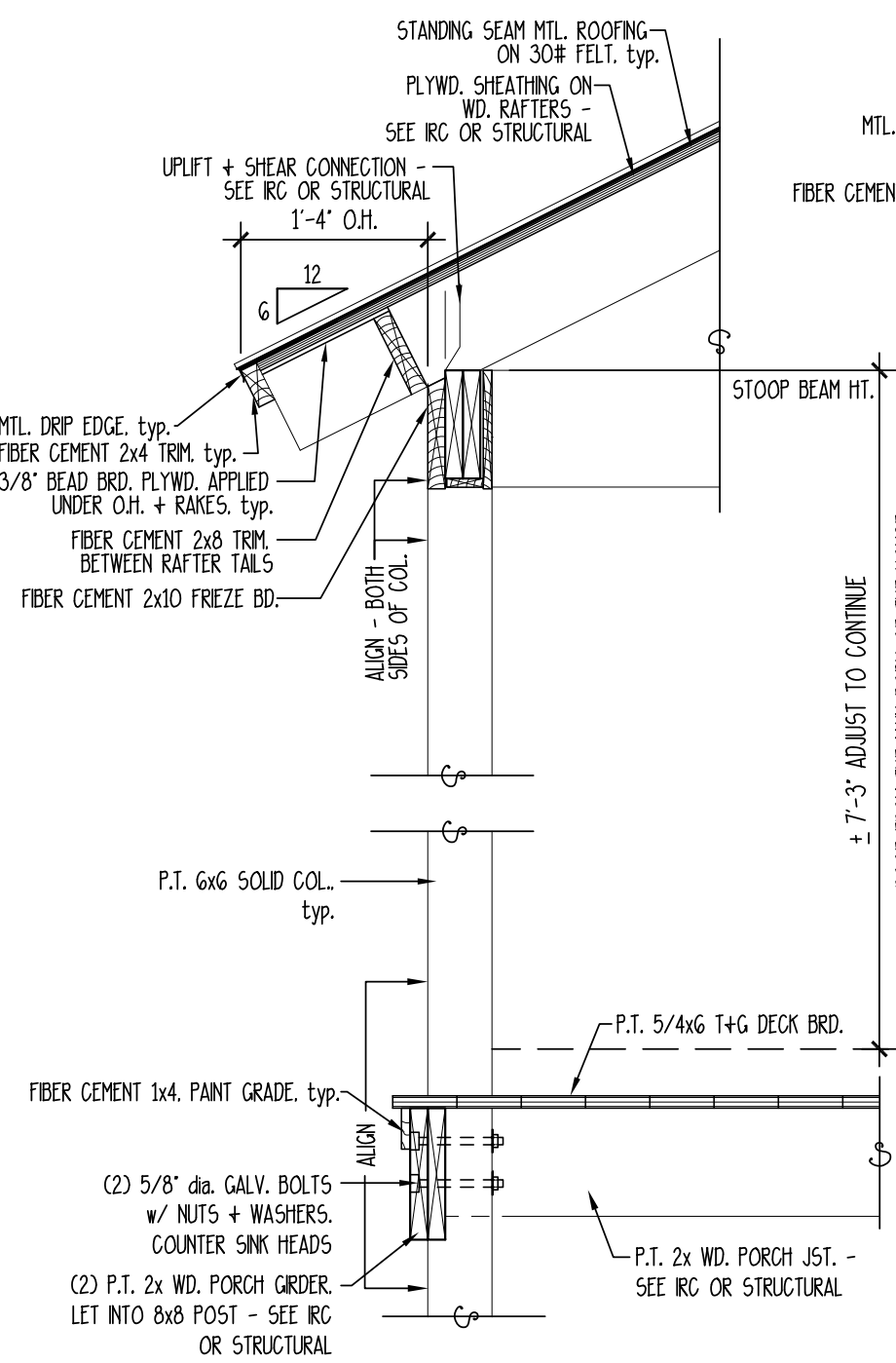
6 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



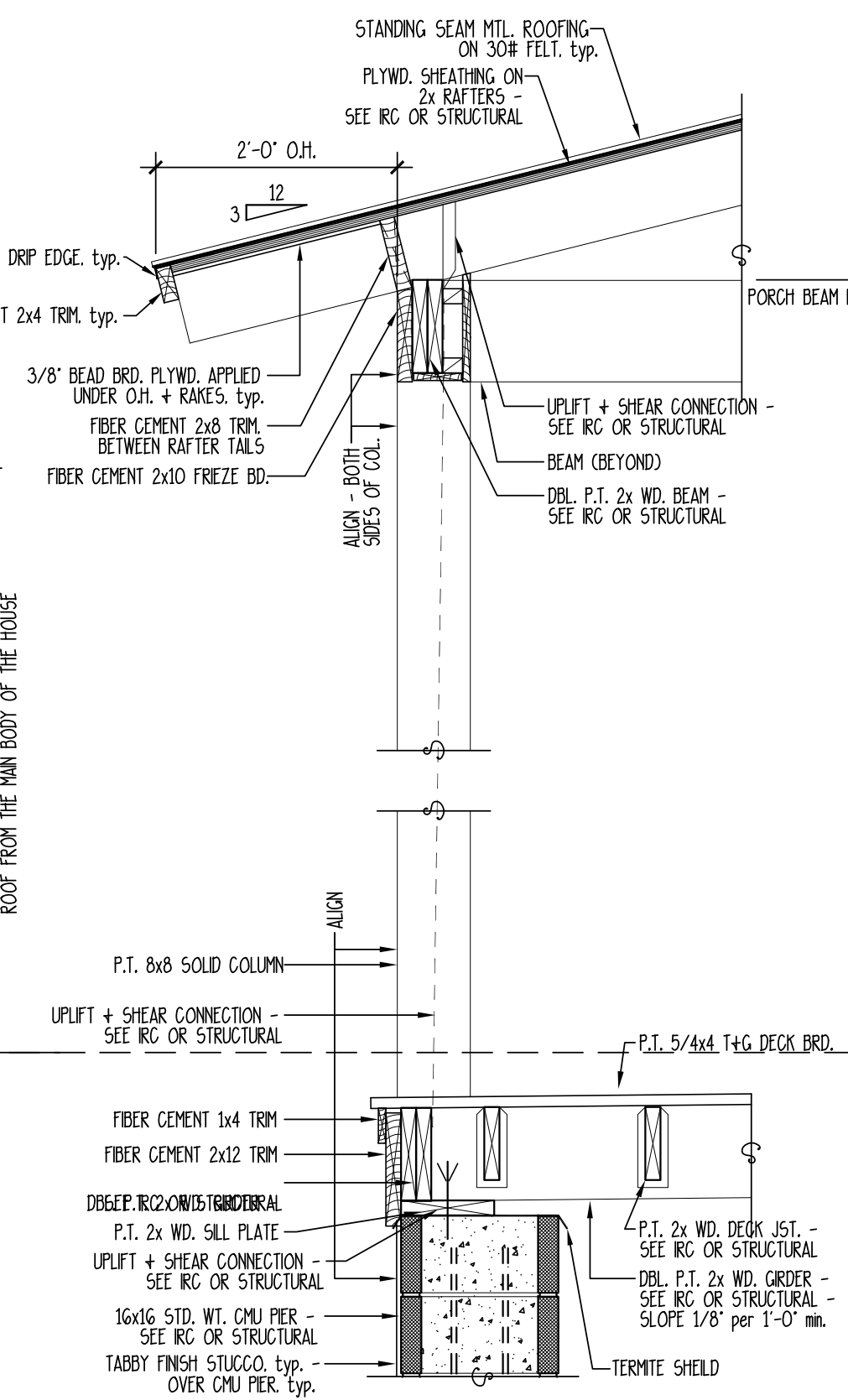
4 SERVICE COURT DETAIL
SCALE: 3/4" = 1'-0"



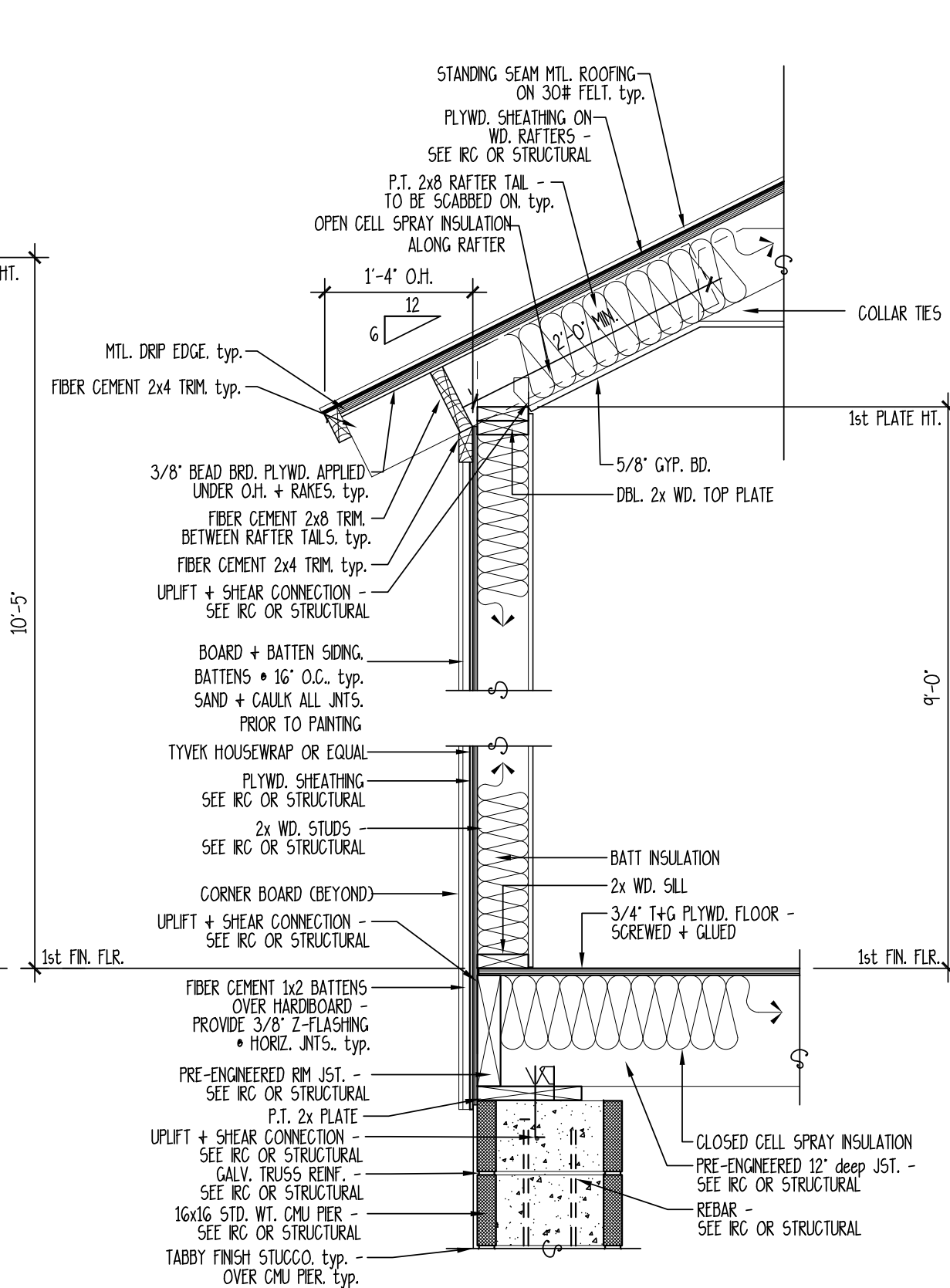
12 DETAIL • INT. STAIRS
SCALE: 3/8" = 1'-0"



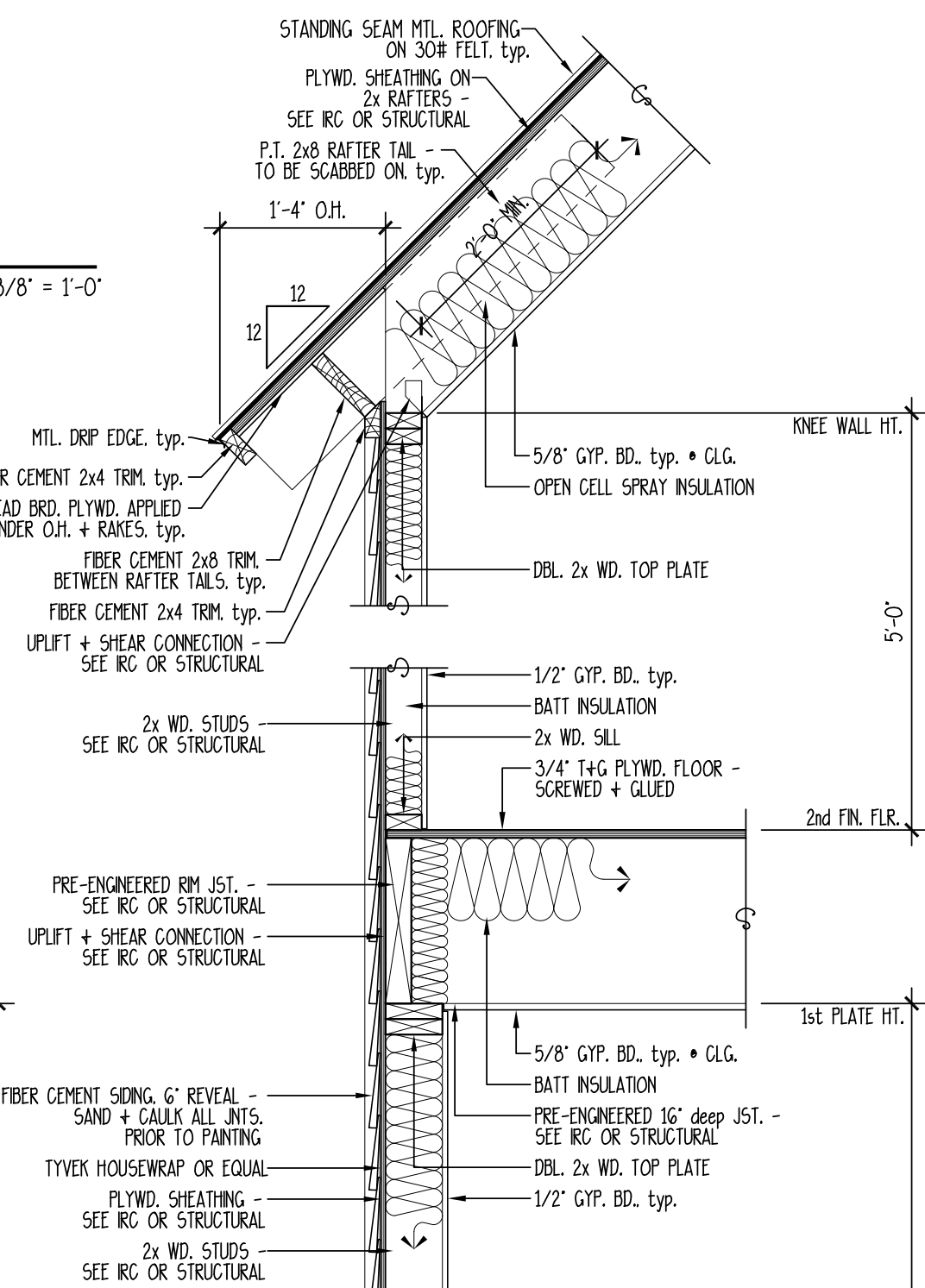
5 PORCH • STOOP
SCALE: 3/4" = 1'-0"



3 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION • BAY
SCALE: 3/4" = 1'-0"



1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

NOTES:
ALL METAL WORK TO BE APPROPRIATE
FOR COSTAL WEATHERING CONDITIONS;
COORD. W/ OWNER

NOTES:
ALL CASEMENT WINDOWS TO HAVE
STAINLESS MECHANISMS;
COORD. W/ OWNER

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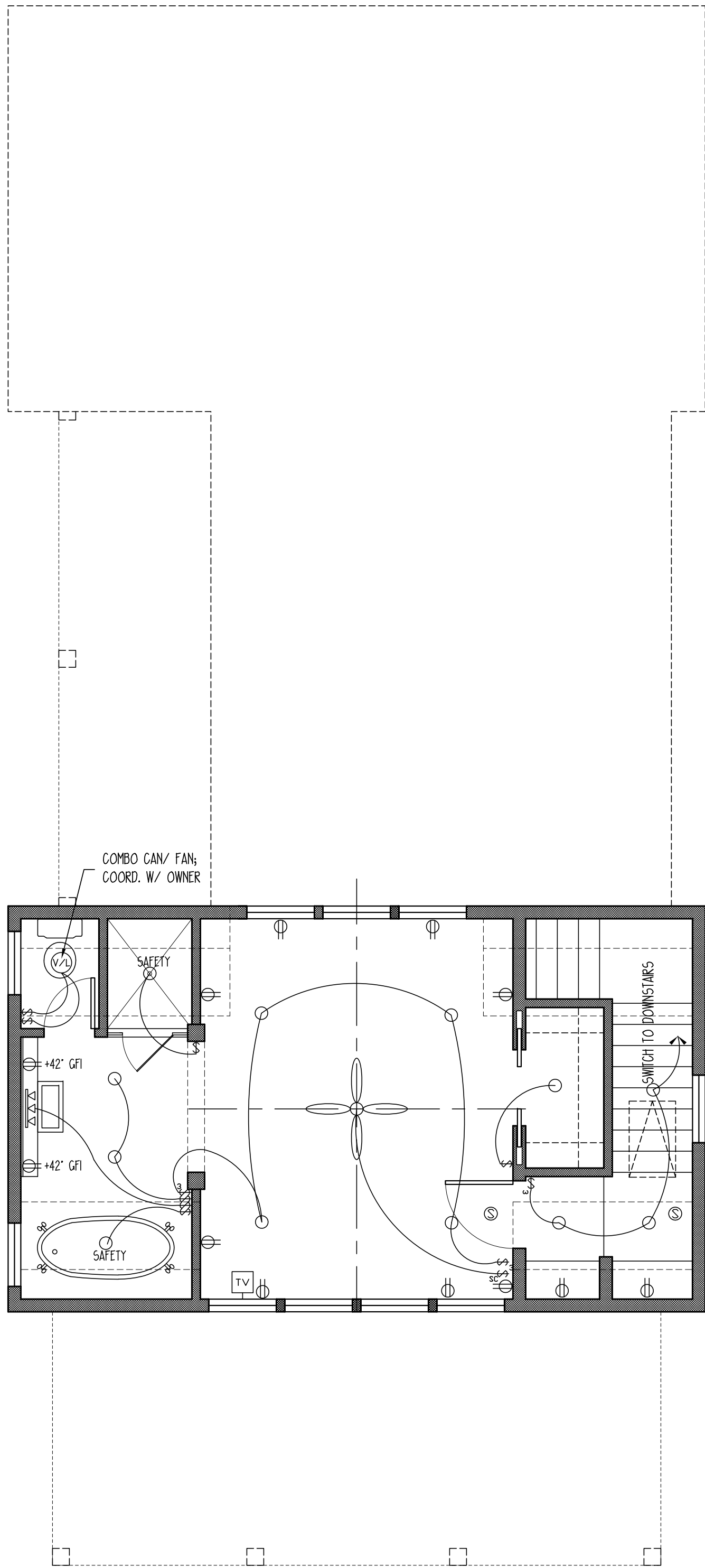
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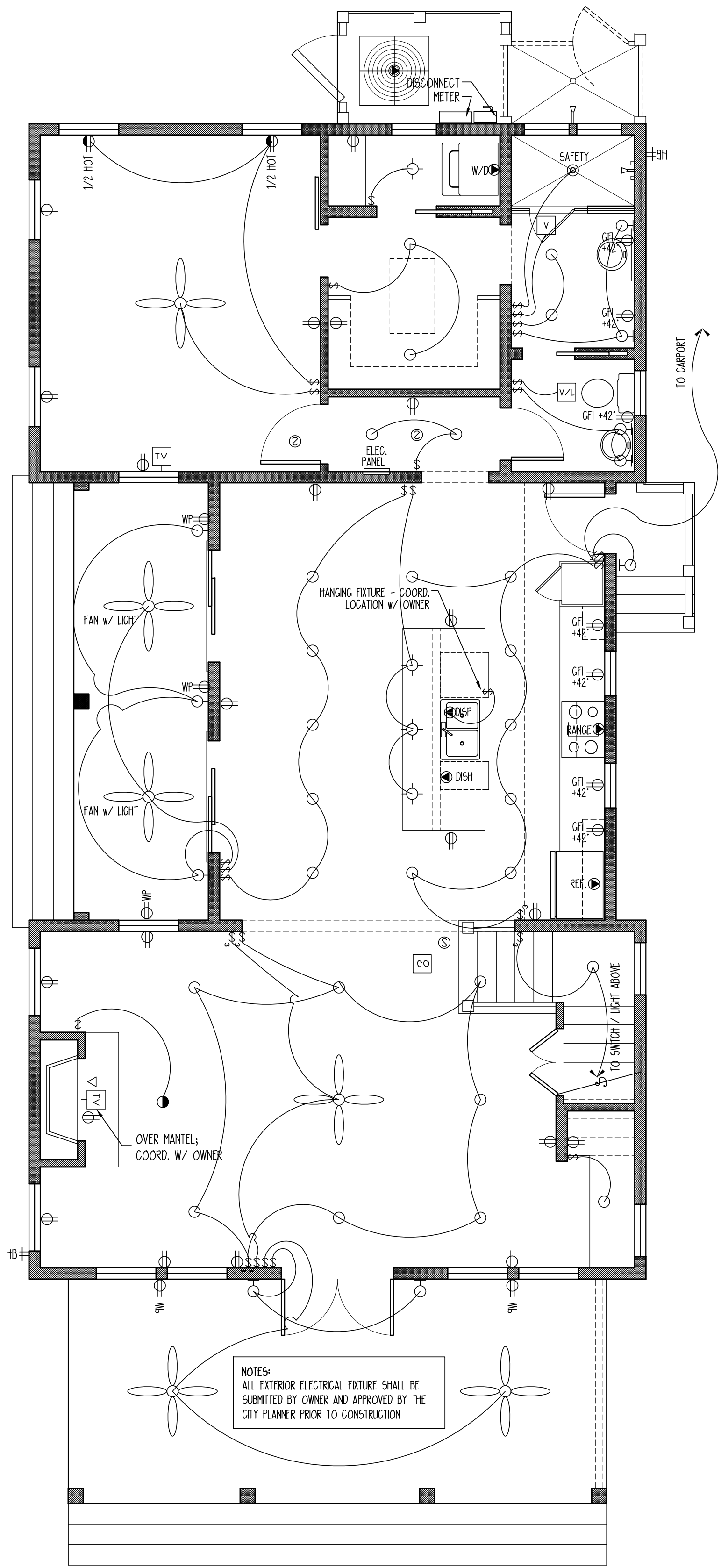
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	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
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	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

- *NOTE:
- COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
 - COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
 - COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
 - COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

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DWG. NAME:	183127.dwg

5

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VERIFY ALL PERMITS FROM TO PROCEEDING WITH CONSTRUCTION.

COORDINATE ALL REQUIREMENTS WITH THE CITY PLANNER PRIOR TO CONSTRUCTION.

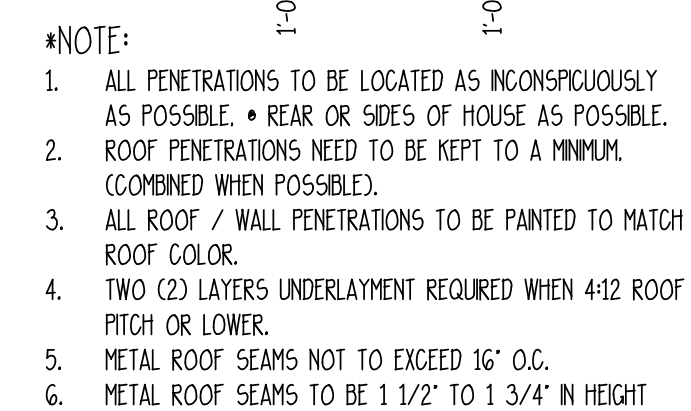
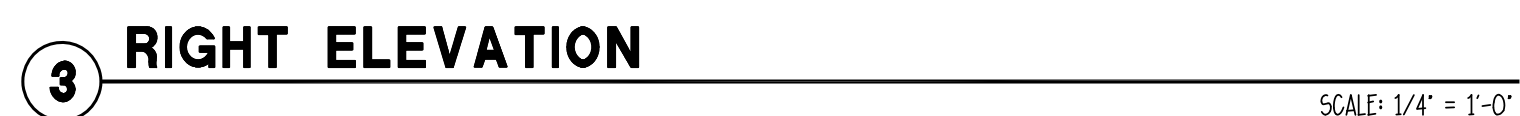
VERIFY ALL PERMITS FROM TO PROCEEDING WITH CONSTRUCTION.

COORDINATE ALL REQUIREMENTS WITH THE CITY PLANNER PRIOR TO CONSTRUCTION.

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ROOF PLAN



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TAYLOR RESIDENCE
206 ESTRADA ST.
CITY OF FERNANDINA BEACH, FLORIDA



A detailed architectural line drawing of a two-story house. The house features a gabled roof with exposed rafters. The main body of the house has horizontal siding, while the porch and a smaller section to the right have vertical siding. There are four windows: two on the second floor and two on the first floor. A small detached garage with a gabled roof and double doors is located to the right of the main house. The drawing is a black and white line art style.

1 HOUSE & CARPORT ELEVATION

TAYLOR RESIDENCE
206 ESTRADA ST.
CITY OF FERNANDINA BEACH, FLORIDA

ARA
ALLISON RAMSEY
Architects
Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 986-0559
www.allisonramseyarchitect.com

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DATE:	7/22/2020
JOB NO.	183127
DWN. BY:	KF
DWG. NAME:	183127.dwg

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CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings.

Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings:

All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes applicable to the jurisdiction where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/leed_for_homes_rating_system.pdf) and BERSY® STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=ehdr_raters_raters_homes_guidelines) for more information. An asterisk (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The Green Recommended Manufacturers (and Products) subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

- a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.
 - b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.
- SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.
- SUBSTITUTION: The Contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.
- TRUSS DRAWINGS: A complete set of truss drawings created in accordance with local authority, shall be delivered to the architect.

Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.

NO deviations from the structural details shall be made without the written approval of the Structural Engineer.

Approval by city/county inspector does not constitute authority to deviate from the plans or specifications. Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can rectify corrections or omissions prior to commencement of construction. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work. All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.

Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced at the discretion of the Owner or Owners Agent.

The jobsite shall be maintained in a clean and organized manner. All Tradesmen involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each weeks work.

It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.

Adjustments to the contract (up or down) due to owners selections will be issued by change order.

Allowances include but are not limited to lump sum allowances and unit cost allowances.

Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.

The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.

Purchase products and systems as specifically selected (in writing) by the Owner.

Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.

Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.

The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey, measure or count.

Schedule of Allowances			
Description	Remarks	Allowance	
Appliances: Range	Allowance includes Conds, Cut-off valves, and fittings required	\$	
Cooktop	For complete installation. Rough-in labor + installation costs	\$	
Oven	Included in Contractor's Base Bid	\$	
Microwave	"	\$	
Refrigerator	"	\$	
Dishwasher	"	\$	
Washer	"	\$	
Dryer	"	\$	
Water Heater	"	\$	
Other	"	\$	
Appliance Total Allowance	"	\$	
Cabinets: Kitchen	Allowance includes the cost of: Installation Labor for	\$	
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pkls. + Hooks.	\$	
Bath	"	\$	
Counter Tops	"	\$	
Bath	"	\$	
Counter Tops	"	\$	
Cabinet Total Allowance	"	\$	
Flooring: Carpet	Allowance includes the cost of materials and Labor installed	\$	
Vinyl	"	\$	
Wood	"	\$	
Ceramic Tile	"	\$	
Flooring Total Allowance	"	\$	
Hardware: Door Hardware	Allowance includes the cost of material only. Costs of	\$	
Bath Accessories	Installation Labor included in Contractor's Base Bid.	\$	
Exterior Doors	Allowance includes the cost of material only. Costs of	\$	
Interior Doors	Installation Labor included in Contractor's Base Bid.	\$	
Windows	"	\$	
Light Fixtures	Allowance includes the cost of material only. Costs of	\$	
Plumbing Fixtures	Installation Labor included in Contractor's Base Bid.	\$	
Landscape	Lump Sum Labor + Material	\$	

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 25 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an O&M (Operations and Manual) to the homeowner including all documents and instructions related to the Green equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC. Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 308, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated. All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 8" minimum clearance between all wood and finish grade.

Materials:

- Cement shall conform to ASTM C-150.
- Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-44, 3000 PSI.
- Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.
- Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (CRD C-515) or PVC (CRD C 512).
- Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.
- Membrane-forming Curing Compound: ASTM C309, Type I.
- Reinforcing Bars: ASTM A 615, grade 60.
- Welded Wire Fabric: comply with ASTM A 185.
- Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.
- FLATNESSES: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect. Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling, free of trowel marks, uniform in texture and appearance.
- Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 12 hours.
- Joints: Provide construction, isolation, and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

SECTION 05 40 00 - PRECAST CONCRETE - CAST STONE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.

Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.

Concrete Materials:

- Portland Cement: ASTM C-150, Type as required.
- Aggregates: ASTM C 33.
- Air-Entraining Admixture: ASTM C 260.
- Water-Reducing Admixture: ASTM C 484.

Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.

Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.

Manufacturers:

-Green Recommended Manufacturers and Products:
Perform Panel, LLC, Perform Wall Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC. Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).

Provide solid, uncured or unfrozzed units with all exposed surfaces finished for sills, treads, caps, and similar applications exposing surfaces otherwise concealed from view.

Facing brick: ASTM C 216, Grade 5N to match owner's sample.

Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.

Roughen and clean concrete bearing surfaces for the placement of the first course.

Cementitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.

Ties and Anchoring Devices: Hot-dip galvanized steel sheet; Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.

Joint Reinforcement: Galvanized brass type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated with prefabricated corner and tee units.

Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap as manufactured by Dur-O-Pall, Inc. (or equal).

Masonry Wire Ties 3/16" cold-drawn steel wire, with 15 oz. hot-dip zinc coating.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Nepheolites: Cotton sash of length required to produce 2" exposure on exterior and 1/8" in cavity between wythes.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.

Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.

Cut joints flush and tool slightly concave, unless otherwise indicated.

Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide keep holes spaced 24" apart at the bottom of (and at ledges in) cavities.

Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.

Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening, for a distance of 2' beyond joints of opening. Do not bridge control and expansion joints in the wall system.

Provide control and expansion joints at locations shown or as approved by the Architect.

Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at: counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.

Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.

Manufacturers:

-Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Trentham Industries, Versazone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing, one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.

Stone type and color to match Owner's sample.

Mortar: Type M, ASTM C 210, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to match Owner's sample.

Anchors: For anchoring into concrete, cadmium-plated or hot-dip galvanized, for anchoring into stone, Type 302/304 stainless steel.

Type, size, and load capacity as shown or required.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Clean stone

work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISI "Code of Standard Practice for Steel Buildings and Bridges"; AISI "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary"; AISI "Structural Welding Code"; and provisions of Chapter 5 of the IRC.

Structural steel and misc. iron shall conform to ASTM A-36.

Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.

Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect, conform to AWS D12-1.

Fabrication: Comply with AISI "Specifications" and with AWS Code for procedures, appearance, and quality of welds.

Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.

Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #3; Grade 60 for sizes #4 or larger.

Welded fabric (WFF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.

All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.

All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.

Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.

Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.

Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.

Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails, balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
*Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (Sip) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16" o.c., where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).

Environmentally Preferable Products:
*Limit use of tropical wood but use only FSC-certified wood with proper documentation.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.

Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.1 of the IRC.

Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.

Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.

For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

Dimension lumber: Provided lumber of the following product classification in grade and species indicated:

- Light-framing: (2'-4" thick, 2'-4" wide). Construction grade; Southern Pine graded under SPIB rules.
- Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under NWFA, NCLIB, SPIB or NLGA rules.
- Structural Light Framing: 2'-4" thick, 2'-4" wide): No. 1 Southern Pine graded under SPIB rules.
- Structural Joists and Planks (2'-4" thick, 5' and wider): Any species and grade complying with requirements for allowable unit stresses.

- F (minimum extreme fiber stress bending): 1250 psi.
- E (minimum modulus of elasticity): 1600,000 psi.
- Fv (horizontal shear): 100 psi.

Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of ALSC National Grading Rule.

Posts, Beams and Timbers (5' and thicker): No 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.

Glued laminated timber (Glulam): Comply with ANSI/AITC A 190 "Structural Glued Laminated Timber"

Combination Sub Floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&E if not otherwise indicated.

Subflooring: 3/4" T&E, APA RATED SHEATHING.

Wall Sheathing: 1/2" APA RATED SHEATHING.

Roof Sheathing: 1/2" APA RATED SHEATHING.

Plywood Underlayment for Resilient tile: 3/8" APA UNDERLAYMENT EXT with fully sanded face.

Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.

Fasteners and Anchors: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Hot-dip galvanized fasteners and anchors for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.

Building paper: 15 lb/sf asphalt: saturated felt, ASTM D 226.

Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.

Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with ANFA C2 and C9, respectively, and with requirements indicated below:

- Wood for Ground Contact Use: ANFB LP-22.
- Wood for Above-Ground Use: ANFB LP-2.

Treat: cants, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.

Treat: sills, sleepers, blocking, furring, stripping and similar items in direct contact with masonry or concrete.

Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.

Frestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.

Fasten structural wood panel products as follows:

- Combination Subflooring underlayment and subflooring: Glue-nail to framing.
- Sheathing: Nail to framing.
- Underlayment: Glue and nail to framing.

Air Infiltration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 61 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 11 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in accordance w/ Sec. R802.10 of the IRC, shall be provided to the building official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10 of the IRC.

Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.

Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:

- "Design Specification for Metal Plate Connected Wood Trusses."
- "Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."

Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.

Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (CFS/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AWI.

Softwood lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.

Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: B 4 Btr - 1 & 2 Clear.
- Texture: Surfaced (Smooth).

Exterior Door Frames: Grade - Premium.

Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: A Grade VG.
- Texture: Surfaced.

Exterior Miscellaneous Ornamental Items: Grade - Premium.

Install finish carpentry work plumb, level, true and straight with no distortions, shim as required using concealed shims.

Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cape at returns; miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.

Manufacturers:

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armstrong Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Mabe, Inc., Certified FR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.

Samples: Submit finished samples of each wood species and profile indicated; for transparent finish, of each material indicated for opaque finish, of each color, pattern, and type of plastic laminate and each type of cabinet hardware.

Species for Transparent Finish: RSP-sawn red oak.

Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.

Hardwood Plywood: HPMA FE.

Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.

Interior Standing and Running Trim: Grade - Premium.

CABINETS AND COUNTER TOPS:

Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.

Grain Matching: Run and match grain vertically for drawer fronts, doors, and fixed panels.

Comply with veneer and other matching requirements indicated for Blueprint matched paneling.

Laminate Glad Cabinets: Grade - Custom Finish overlay, High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.

Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets.

Comply with ANSI/BAMA A 166.4 "American National Standards for Cabinet Hardware."

Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.

Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AWI "Architectural Woodwork Quality Standards":

- Grade: Premium. AWI Finish System #3: Conversion varnish.
- Staining: Match Owner's Sample

Install woodwork to comply with AWI Section 1700 for same grade specified in Part 2 of this section for type of woodwork involved.

Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.

Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Hendville Healthy Building Solutions, Neatcore Doors and Cabinets

SPECIFICATIONS

APA

ALLISON RAMSEY

Architects, Inc.

creating sustainable timeless design

1003 Charles St.
Beaufort SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

THE PLAN HAS BEEN PREPARED IN PART FOR PROFESSIONAL CHANGES AND PRICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO REVERT THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN.

*VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

*PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

*SHOULDER PLUMBING LOCATIONS ARE NOT INDICATED. THESE SHOULD BE OBTAINED FROM A STRUCTURAL ENGINEER. THE PURCHASER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

*VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	02/06/19		
JOB NO. :		#	
DRAWN BY :			
DWG. NAME :	GrainSpec2019.dwg		

SP1

SECTION 09 14 00 - PAINTING

-Green Recommendations:

Materials: Use only architectural paints and coatings that meet the standards below:

Component	Applicable Standard (POC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L Nonflats: 150g/L 250g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 26, 1993 Green Seal Standard GC-03, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Anticorrosive and anti-rust paints applied to interior ferrous substrates	Varnish: 350g/L Lacquer: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Clear wood finishes	100g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	Waterproofing: 250g/L Sealing: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Clear: 750g/L Pigmented: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains		

Surface preparation, prime and finish coats specified are in addition to shop-prime and surface treatments. Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces. Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheet, color, and texture is achieved. Single Source Responsibility: Provide primer and undercoat paint produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples. Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

- Pittsburgh Paints
- Porter Paints
- Benjamin Moore Paints
- Duron Paints
- Sherwin-Williams Co.
- Green Recommended Manufacturers and Products:
- Sherwin Williams Co, Harmony
- Benjamin Moore, Pristine Eco Spec
- Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected. Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces. Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film. Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:

Environmentally Preferable Products:

- Use local products when possible (extracted, processed and manufactured within 500 miles of project).
- Use products with low emissions.
- Use recycled or reclaimed products.

SECTION 10 28 11 -TUB AND SHOWER DOORS.

Shower enclosures (unless otherwise shown on the drawings): Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 6'0" above finish floor.

DIVISION 11 EQUIPMENT

-Green Recommendation:

Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label. Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions. See Mechanical System Requirements, Chapter 13, Sec. M307, APPLIANCE INSTALLATION, of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:

Environmentally Preferable Products:

- Use local products when possible (extracted, processed and manufactured within 500 miles of project).
- Use products with low emissions.
- Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance. Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated. Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units. Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops: provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. Smooth cut edges and coat with waterproof coating or adhesive. Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Water Reuse:

Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 14 inch event. Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.

Fixtures:

Use high efficiency fixtures and fittings:

- Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).
- Toilets: average flow rate must be ≤ 1.5 gpm (gallons per minute) or meet ASME A12.14.14 requirements or meet the U.S. EPA WaterSense Spec.

Use dual flush toilets when possible.

Efficient Systems:

Design and install an energy-efficient hot water distribution system. Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated. Design and install Energy-efficient Domestic Hot Water(DHW) Equipment.

Soil and Waste Piping: Shall be approved P/VG extending 5'0" beyond exterior wall. Vent piping shall be approved P/VG. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and pointed to match roof. Where possible, route all vents to rear side of ridges or to the least visible location. Clean-outs: Provide cleanout at 5'0" o.s. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and or grades. Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons. Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and ferrous piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering. Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC. Water Heaters: Provide temperature/pressure relief valve within 6' from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements.) Miscellaneous Plumbing Items: Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed. Hose Bibs: Furnish and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs. Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow. Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.3 of the IRC. Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal. The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay). Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:

General Design:

*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (source: Lead for Homes Requirements, Table 19)				
	End Use	Central AC (gas, oil or propane)	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.2 HSPF	≥ 80 AFUE	≥ 80 AFUE

Air Conditioning Refrigerants:

*Conduct a Refrigerant Charge Test to ensure performance. Install an HVAC system with non-HFC refrigerants or do not use refrigerants.

Indoor Air Quality:

Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package. Combustion Venting- All of the following are required: *no unvented combustion appliances to be used,*a carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors,*space and water heating equipment that involves combustion must be closed,have a power vented exhaust, or located in a detached utility or open air facility. Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:

- *Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
- *Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.
- *Minimum R-6 insulation to be used around ducts in unconditioned spaces.
- *Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly. Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply and pressure differential between closed rooms and adjacent spaces should be less than 2.5 Pascals.
- Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nudected HVAC Systems

- *At least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
- Install outdoor reset controls based on outdoor air temperature.
- *Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly. Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:

- Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
- *Install nonpaper-faced backer board on walls around tub, showers and spa areas
- *Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet
- *Install drain and drain pan in hot water heater if it is in or over living space
- *Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
- *Exhaust dryer directly to outdoors
- *Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation

*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust:

- *Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
- *Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
- *Exhaust air directly to the outdoors
- *Use Energy Star labeled bathroom exhaust fans.
- Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtering

*Install air filters ≥ MERV 8 for forced air systems and nudected HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control

Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete. Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection

If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection

*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house. Tightly seal shared surfaces between garage and conditioned spaces. --If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls. Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions. Access: Equipment shall be located w/ respect to building construction and other equipment tp permit maintenance, servicing and replacement. Clearances shall be maintained to permit clearing of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments. Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies. Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.15 of the IRC. Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods. Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances. Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC. Electrical distribution systems shall comply w/ Part VIII, Chapters 35 through 42, of the IRC; the NEC, and NFPA 70. Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70. Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC. a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V). b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120). c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120). Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all finishable walls exceeding 2'-0" from end wall, and at all finishable walls exceeding 2'-0" in length. a) All receptacles shall be grounded type. b) Locate receptacles 6" above floor and countertops, unless otherwise noted. c) Install 240V receptacles where noted on the drawings. d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:

Lighting:

- *Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
- Install Energy Star labeled fixtures wherever possible.
- Renewable Energy: Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switch: Located at 48" above finish floor and 8" above counter tops, unless otherwise noted. Verify counter height w/ Owner. System Grounding: Provide accessible junction box and necessary conduits for grounding main electrical system in accordance w/ Sec. E3507.1 of the IRC and Sections 250.20(b)(1) and 250.24(a). Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 45-6 at locations shown on the drawings. Aluminum wire shall not be used in electrical wiring within the dwelling unit. All equipment installed outdoors and exposed to weather shall be "weather-proof" Provide a separate 20 ampere laundry circuit. Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages in accordance w/ Sec. E3802 of the IRC. Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:

Site Selection:

- Do not develop, build or pave on portions of site that meet the following criteria: -land that is at or below the 100-year floodplain (as determined by FEMA).
- land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
- land that is within 100 feet of water

Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site. Select a lot that is within ½ mile of existing infrastructure (water and sewer lines). Select a lot that is within ½ mile of open space accessed by the public or private community. Build homes with an average housing density of 7 or more dwelling units/acre, or a single home on 1/7 acre.

Building Orientation for Solar Design:

Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls. Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west. The roof south-facing area should have a minimum of 450 sq. ft. of area oriented properly for solar applications.

Site Stewardship:

- *Implement a plan of erosion control during construction to include: -stockpile and protect disturbed topsoil from erosion. -control the path and velocity of runoff with silt fencing or other measures. -protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures. -provide swales to divert surface water from hillsides. -in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.

Protect trees and plants with "tree protection area" fence delineated on site plan and on lot. Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:

- *Use native plants: do not introduce invasive plant species into landscape.
- Use drought tolerant plants and turf or install irrigation system to reduce water usage.
- Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:

Locate trees and other plants to shade hardscape areas. Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI index of at least 24.

Surface Water Management:

Use retaining walls and terracing for permanent erosion control on steep slopes. Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area. Use permeable materials such as pavers, turfstone, gravel and others for driveway and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located. Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable. The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements. All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer. Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner. Refer to Civil Engineer's grading and plot plans. Refer to the Landscape Architect's grading and construction documents for fine grading. All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 31 16 - TERMITES CONTROL

-Green Recommendation:

- Implement one or more of the following measures below. -Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.
- Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest -proof cover (e.g., fiber cement board, galvanized insect screen).
- Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
- Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
- In areas named moderate to heavy through Every heavy on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures: -Treat all cellulose material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
- Install a sand or diatomaceous barrier
- Install a steel mesh barrier termite control system.
- Install a non-toxic termite bait system. (Recommend termite or equal)
- Use noncellulosic (i.e., not wood or straw) wall structure.
- Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of Sections R319 and R320. Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label. Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS

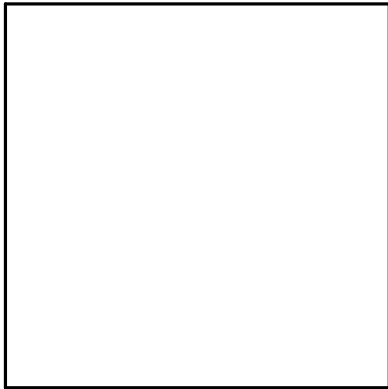
-Green Recommendation:

Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE

Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC. Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.



SPECIFICATIONS

ALLISON RAMSEY

Architects, Inc.

creating sustainable timeless design

1003 Charles St.

Beaufort SC 29902

(843) 984-0559

www.allisonramseyarchitect.com

THE PLAN HAS BEEN PROVIDED TO MEET FOR PROFESSIONAL CHARGES AND FEES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN. *VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. *PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. *SHOULDER, PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A STRUCTURAL ENGINEER. *VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. *VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/16/19	JOB NO. :		DRAWN BY :	shh	DWG. NAME :	GreenSpec2019.dwg
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SP3



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0070 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 07/17/2020
Work Class: HDC Staff Review **District:** Default **Exp Date:** 08/17/2020
Status: Approved **Square Feet:** 0.00 **Completed:** 07/24/2020
Valuation: \$0.00 **Assigned To:** Kelly Gibson **Approval**
Expire Date: 07/26/2021
Description: COA to replace roof with same material (architectural asphalt shingle)

Parcel: 00-00-31-1580-0004-0030 Main	Address: 205 Amelia St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Owner Byron Brocato 238 Lavina AVE Pittsburg, PA 15216 Home: 412-670-1962	Applicant Byron B Brocato 205 Amelia St Fernandina Beach, FL 32034 Home: 4126701962 Business: 4126701962 Mobile: 4126701962
--	--

Note	Created By	Date and Time Created
1. Applicant revised original COA request from metal roofing to asphalt shingle as consistent with existing roof material.	Kelly Gibson	09/02/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000800-2020		Kelly Gibson	07/24/2020
HDC Application Checklist	APP-000799-2020		Kelly Gibson	07/24/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008437	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008437		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0074 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/30/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/31/2020
Status: Approved	Square Feet: 0.00	Completed: 09/25/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 09/27/2021

Description: Certificate of Approval (COA) to replace three (3) windows on the roof top cupola in the library; two (2) windows at the 2nd floor storage room and one (1) window at the first floor storage room window to be arch-topped or squared. All windows to be Marvin Ultimate Authentic Divided Lite Series wood windows to match existing.

Parcel: 00-00-31-1800-0021-0020 Main	Address: 228 N 4Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant Donna L VanPuymbrouck 474423 E State Rd 200 Fernandina Beach, FL 32034 Business: 9042772465 Mobile: 9047539076	Owner St Michael Catholic Church 505 Broome ST Fernandina Beach, FL 32034 Business: 9042613472
--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000905-2020		Salvatore Cumella	09/25/2020
HDC Application Checklist	APP-000806-2020		Sylvie McCann	07/30/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008543	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008543		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2019-0076 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/29/2019
Work Class: HDC Staff Review	District: Default	Exp Date: 09/30/2019
Status: Approved	Square Feet: 0.00	Completed: 08/29/2019
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 02/28/2021

Description: Certificate of Approval (COA) to repaint exterior using same colors as existing (Valspar Woodlawn Dewkist & LaFonda Grassy Knoll); add wooden lattice to bottom of primary structure, Amendment on 9/2/20 to include replacement of termite damaged siding with same siding material COA extended 6 months to 2/28/21

Parcel: 00-00-31-1800-0008-0310 Main	Address: 211 Broome St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant	Owner
Kerstin Clayton	Kerstin Clayton
211 Broome ST	211 Broome ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 9047267671	Mobile: 9047267671

Note	Created By	Date and Time Created
1. Applicant requested amendment on 9/2/20 to include termite damaged siding replacment- minor repair only with same materials	Kelly Gibson	09/02/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000354-2019		Samantha Rogic	08/29/2019
HDC Application Checklist	APP-000353-2019		Samantha Rogic	08/29/2019

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003647	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00003647		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0081 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/28/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 09/28/2020
Status: Approved	Square Feet: 0.00	Completed: 09/11/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/13/2021
Description: Certificate of Approval (COA) to brace, support and raise building in order to remove old foundation + install new brick pier foundation.		

Parcel: 00-00-31-1800-0041-0022 Main	Address: 112 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Contractor Richard M Boyles PO Box 2655 Jacksonville, FL 32203 Business: 9047649509 Mobile: 9045091154	Owner Anthony Mack 112 S 7th ST Fernandina Beach, FL 32034 Home: 404-550-9641	Applicant Hygema House Movers Inc. 5404 CR 218 Middleburg, FL 32068 Business: 9047649509 Mobile: 9045091154
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Note	Created By	Date and Time Created
1. This was originally entered as a Board application, fees of \$200 was paid - we refunded \$180 and kept \$20 for Staff fee	Sylvie McCann	09/01/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000866-2020		Salvatore Cumella	09/11/2020
HDC Application Checklist	APP-000848-2020		Sylvie McCann	08/28/2020



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0082 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 08/31/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 09/30/2020
Status: Approved	Square Feet: 0.00	Completed: 09/11/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/13/2021

Description: Certificate of Approval (COA) to replace cedar shakes with cedar lap siding on 12'x9' section of wall on south side of home, replace trim same as existing on south side

Parcel: 00-00-31-1800-0032-0130	Address: 209 N 6Th St Main	Zone: R-2(Medium Density Residential)
00-00-31-1800-0027-0072 Main	Fernandina Beach, FL 32034	

Applicant Roger S Ketelsen 95070 HITHER HILLS WAY FERNANDINA BEACH, 32034 Home: 9042259596 Mobile: 9045575618	Contractor 1st Coast Construction LLC 95070 Hither Hills WAY Fernandina Beach, FL 32034 Home: 9042259536 Mobile: 9045575618	Owner Marc Williams 209 N 6th Street Fernandina Beach, FL 32034 Home: 404-372-7475
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000867-2020		Salvatore Cumella	09/11/2020
HDC Application Checklist	APP-000849-2020		Sylvie McCann	08/31/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009045	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009045		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0083 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/01/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/01/2020
Status: Approved	Square Feet: 0.00	Completed: 09/15/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/15/2021

Description: Certificate of Approval (COA) To replace existing non-conforming 6ft vinyl and 3ft vinyl fence with 6' wood shadowbox with lattice top fence and 3ft wood picket at south property line.

Parcel: 00-00-31-1800-0038-0051	Address: 127 S 7Th St Main	Zone: C-3(Central Business District)
00-00-31-1800-0271-0010 Main	Fernandina Beach, FL 32034	R-2(Medium Density Residential)

Owner James D Scott 3529 SW 84th ST Gainesville, FL 32608 Home: 3522467885	Applicant James D Scott 3529 SW 84th ST Gainesville, FL 32608 Home: 3522467885
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000871-2020		Salvatore Cumella	09/15/2020
HDC Application Checklist	APP-000864-2020		Taylor Hartmann	09/10/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009197	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009197		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0084 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 09/02/2020
Work Class: HDC Staff Review **District:** Default **Exp Date:** 10/02/2020
Status: Approved **Square Feet:** 0.00 **Completed:** 09/15/2020
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 09/15/2021
Description: Certificate of Approval (COA) to replace 12' x 20' rear deck with composite decking, same footprint,
not see from street

Parcel: 00-00-31-1800-0128-0041 Main	Address: 326 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Lynne C Anderson 326 S S 7th Street Fernandina Beach, FL 32034 Home: 904-321-1614	Applicant Lynne C Anderson 326 S S 7th Street Fernandina Beach, FL 32034 Home: 904-321-1614
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000878-2020		Salvatore Cumella	09/15/2020
HDC Application Checklist	APP-000855-2020		Sylvie McCann	09/02/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009094	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009094		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0085 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/04/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/05/2020
Status: Approved	Square Feet: 0.00	Completed: 09/15/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for the installation of a projecting sign 48" x 36" - Hawaiian Soap Trading Co		Expire Date: 09/15/2021

Parcel: 00-00-31-1800-0010-0010 Main	Address: 4 N 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Centre Street Chandlery LLC PO Box 16987 Attn: James Ferguson Fernandina Beach, FL 32035	Owner Centre Street Chandlery LLC PO Box 16987 Attn: James Ferguson Fernandina Beach, FL 32035	Applicant Brent Knott 2436 Lynndale Road Fernandina Beach, FL 32034 Home: 310 Business: 904-310-6032 Mobile: 3864389012
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000872-2020		Salvatore Cumella	09/15/2020
HDC Application Checklist	APP-000860-2020		Sylvie McCann	09/04/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009130	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009130		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0086 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/04/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/05/2020
Status: Approved	Square Feet: 0.00	Completed: 09/15/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a free standing cover with metal roof over the rear patio		Expire Date: 09/15/2021

Parcel: 00-00-31-1800-0010-0150 Main	Address: 27 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Poynter Family Holdings LLC 27 N 3rd ST Fernandina Beach, FL 32034	Applicant Cafe' Karibo, Inc 27 3rd ST N Fernandina Beach, FL 32034 Home: 9044917772 Business: 9042775269	Applicant Timothy M Poynter 27 N. 3rd Street Fernandina Beach, FL 32034 Mobile: 9044156533
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Note	Created By	Date and Time Created
1. I called Mr. Poynter - he will send engineering & pictures next week	Sylvie McCann	09/04/2020
2. Uploaded drawings from Permit application packet	Sylvie McCann	09/04/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000873-2020		Salvatore Cumella	09/15/2020
HDC Application Checklist	APP-000862-2020		Sylvie McCann	09/04/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009140	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009140		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0087 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/09/2020
Status: Approved	Square Feet: 0.00	Completed: 09/15/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a projecting sign - The Alley		Expire Date: 09/15/2021

Parcel: 00-00-31-1800-0013-0300 Main	Address: 316 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner 316 CENTRE STREET LLC 960194 Gateway Blvd 101 Fernandina Beach, FL 32034	Applicant Brent Knott 2436 Lynndale Road Fernandina Beach, FL 32034 Home: 310 Business: 904-310-6032 Mobile: 3864389012
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000874-2020		Salvatore Cumella	09/15/2020
HDC Application Checklist	APP-000865-2020		Sylvie McCann	09/11/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009178	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009178		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0088 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2020
Status: Approved	Square Feet: 0.00	Completed: 09/22/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/22/2021

Description: Certificate of Approval (COA) to repoint brickwork; replace 10 steel lintels; repoint 2 northern chimneys; deconstruct and rebuild central chimney from roof up; add aluminum caps to all 3 chimneys; repair expansion joints on windows located near main entrance.

Parcel: 00-00-31-1800-0273-0150	Address: 233 S 3Rd St Main	Zone: R-2(Medium Density Residential)
00-00-31-1800-0038-0051 Main	Fernandina Beach, FL 32034	MU-1(Mixed Use)

Applicant Phyllis Davis 233 S. 3rd Street Fernandina Beach, FL 32034 Business: 9042617378	Applicant Amelia Island Museum of History Phyllis Davis 233 S. 3rd Street S Fernandina Beach, FL 32034 Business: 9042617378 Mobile: 9045831315	Owner Amelia Island Museum of History 233 S 3RD ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000895-2020		Salvatore Cumella	09/22/2020
HDC Application Checklist	APP-000869-2020		Taylor Hartmann	09/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009347	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009347		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0089 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2020
Status: Approved	Square Feet: 0.00	Completed: 09/22/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint exterior (SW 2860 Sage)		Expire Date: 09/22/2021

Parcel: 00-00-31-1800-0042-0070 Main	Address: 11 S 8Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner Fernandina Beach Cycling & Fitenss Centre, Inc 11 S 8TH ST Fernandina Beach, FL 32034	Applicant Cycling & Fitness Center, Inc 11 8th ST S Fernanina Beach, FL 32034 Home: 9042773145 Business: 9042773227
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000896-2020		Salvatore Cumella	09/22/2020
HDC Application Checklist	APP-000870-2020		Taylor Hartmann	09/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009348	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009348		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0090 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2020
Status: Approved	Square Feet: 0.00	Completed: 09/16/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/16/2021
Description: Certificate of Approval (COA) to repaint exterior SW 6734 Espalier (trim) and SW 7005 Pure White (body) and replace rotten wood soffits/ fascia, in-kind, as necessary.		

Parcel: 00-00-31-1800-0049-0010 Main	Address: 112 S 9Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Cecilia M Davis-Taylor 112 S 9TH FERNANDINA BEACH, FL 32034 Home: 9045837723 Mobile: 9045837723	Applicant Cecilia M Davis-Taylor 112 S 9TH FERNANDINA BEACH, FL 32034 Home: 9045837723 Mobile: 9045837723
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Note	Created By	Date and Time Created
1. 9/16/20 hd, ok to remove hold per GW	Harriet Davis	09/16/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000884-2020		Salvatore Cumella	09/16/2020
HDC Application Checklist	APP-000875-2020		Taylor Hartmann	09/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009405	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009405		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0091 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2020
Status: Approved	Square Feet: 0.00	Completed: 09/16/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace 6' board on board fence, remove existing rear deck, and install Belgard (light gray) pavers and steps to rear entry.		Expire Date: 09/16/2021

Parcel: 00-00-31-1580-0006-0130 Main	Address: 801 San Fernando St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Applicant Lisa St. John 801 San Fernando ST Fernandina Beach, FL 32034 Home: 863-673-2727	Owner Lisa St. John 801 San Fernando ST Fernandina Beach, FL 32034 Home: 863-673-2727	Applicant Lisa St. John 801 San Fernando ST Fernandina Beach, FL 32034 Mobile: 8636732727
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000881-2020		Salvatore Cumella	09/16/2020
HDC Application Checklist	APP-000876-2020		Taylor Hartmann	09/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009366	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009366		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0092 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/15/2020
Status: Approved	Square Feet: 0.00	Completed: 09/16/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/16/2021

Description: Certificate of Approval (COA) to replace all rotten siding, trim, soffits, facia, as necessary and with same materials; repaint in existing colors Valspar Extra White, Pittsburgh Paint Stormy, Pittsburgh Paint Mauve.

Parcel: 00-00-31-1580-0005-0100 Main	Address: 801 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Applicant Patricia K. & William R. Gass, Jr. 801 White ST Fernandina Beach, FL 32034	Owner Patricia K. & William R. Gass, Jr. 801 White ST Fernandina Beach, FL 32034
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Note 1. Vinyl fence requested not permissible, per Old Town Preservation and Development Guidelines. Existing vinyl fence pre-dates the Guidelines and is permitted to remain as a non-conforming site feature.	Created By Salvatore Cumella	Date and Time Created 09/16/2020
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000883-2020		Salvatore Cumella	09/16/2020
HDC Application Checklist	APP-000877-2020		Taylor Hartmann	09/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009368	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009368		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0093 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/16/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/16/2020
Status: Approved	Square Feet: 0.00	Completed: 09/16/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof in-kind, GAF Timberline HDZ Shingles (charcoal)		Expire Date: 09/16/2021

Parcel: 00-00-31-1800-0026-0010 Main	Address: 402 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Dwight Wiles 731 Mourning Dove Lane Fernandina Beach, FL 32034 Mobile: 9042618694	Applicant Paul A Gibbs 603 S Fletcher ST Fernandina Beach, FL 32034 Home: 904-334-5694	Agent Paul A Gibbs 603 S Fletcher ST Fernandina Beach, FL 32034 Home: 904-334-5694
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000882-2020		Salvatore Cumella	09/16/2020
HDC Application Checklist	APP-000880-2020		Taylor Hartmann	09/16/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009395	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009395		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0094 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 09/18/2020
Work Class: HDC Staff Review **District:** Default **Exp Date:** 10/19/2020
Status: Approved **Square Feet:** 0.00 **Completed:** 09/21/2020
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 09/21/2021
Description: Certificate of Approval (COA) to add a door to west (rear) elevation.

Parcel: 00-00-31-1800-0040-0060 Main	Address: 219 S 8Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Jennifer M Horak 219 S 8TH ST FERNANDINA BEACH, FL 32034 Business: 9042570050 Mobile: 8502942613	Owner William & Jennifer S Horak 2941 Kerry Forest PKWY Tallahassee, FL 32039
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000894-2020		Salvatore Cumella	09/21/2020
HDC Application Checklist	APP-000886-2020		Taylor Hartmann	09/18/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009450	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009450		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0095 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/21/2020
Work Class: Amendment to COA	District: Default	Exp Date: 10/21/2020
Status: Approved	Square Feet: 0.00	Completed: 09/24/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Amendment to previously approved Certificate of Approval (COA) to change color of siding SW 6178 Clary Sage), rotate rear porch steps, and add window at front gable.		Expire Date: 09/24/2021

Parcel: 00-00-31-1580-0003-0090 Main	Address: 800 Someruelus St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Owner Michael R Harrison 820 Someruelus ST Fernandina Beach, FL 32034 Home: 9044911259	Applicant Jennifer Harrison
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000899-2020		Salvatore Cumella	09/24/2020
HDC Application Checklist	APP-000892-2020		Taylor Hartmann	09/21/2020



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0096 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/23/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/23/2020
Status: Approved	Square Feet: 0.00	Completed: 09/24/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a partial re-roof with Owens Corning Duration asphalt architectural shingles (Quarry Gray).		Expire Date: 09/24/2021

Parcel: 00-00-31-1800-0039-0021 Main	Address: 212 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Wendy grantham 212 S 6TH ST FERNANDINA BEACH, FL 32034 Business: 8509741452	Owner Wendy Grantham 212 S 6th Fernandina Beach, FL 32034 Mobile: 8509741452
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000900-2020		Salvatore Cumella	09/24/2020
HDC Application Checklist	APP-000897-2020		Taylor Hartmann	09/23/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009509	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009509		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0099 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/25/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 10/26/2020
Status: Approved	Square Feet: 0.00	Completed: 09/28/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace two existing exterior hanging signs		Expire Date: 09/28/2021

Parcel: 00-00-31-1800-0269-0010 Main	Address: 12 S 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Stark Building LLC PO Box 16987 Fernandina Beach, FL 32034 Business: 904327629	Applicant PJD's Amelia, LLC 12 S 2ND FERNANDINA BEACH, FL 32034 Business: 9045561759
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000912-2020		Salvatore Cumella	09/28/2020
HDC Application Checklist	APP-000907-2020		Taylor Hartmann	09/25/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009588	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00009588		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00